

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
Board Room, First Floor

October 7, 2008
Tuesday, 12:15 PM

ZONING COMMISSIONERS

Michael Westheimer – District 1	Christopher Martinez – District 6
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Don Gadberry – District 3	Susan Wright – District 9
Jim Myers – District 4	Milton R. McFarland – District 10
Joe Valadez – District 5	James Gray – District Mayor
Jody Sherrill – District 7	
Chairman	

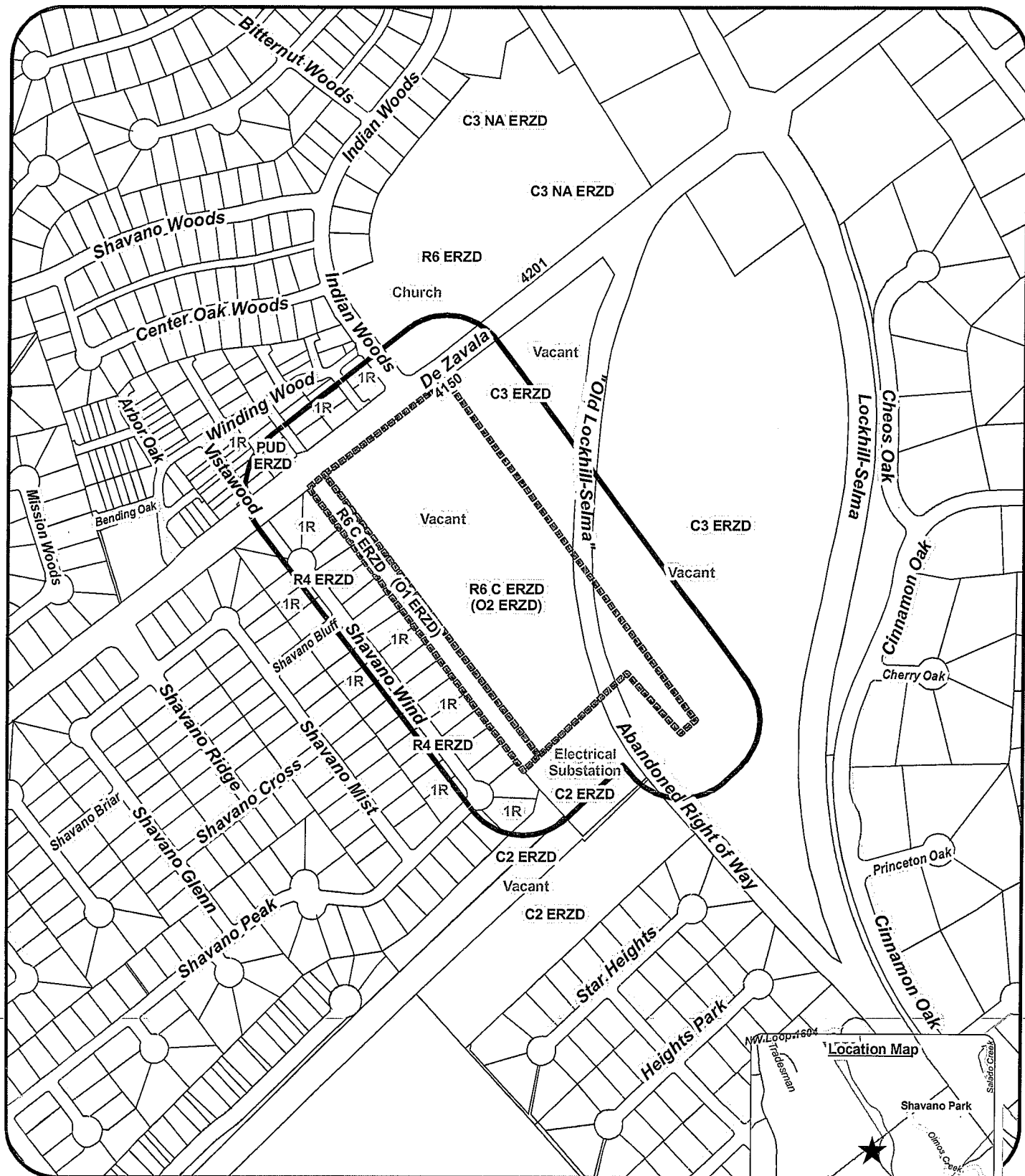
1. **12:15 PM - Work Session discussion of UDC amendments, policies and procedures, plus briefing by Staff regarding zoning case recommendations and all other items for consideration on the agenda for October 7, 2008, in the Tobin Room, 1901 South Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of September 16, 2008 Minutes.
7. **ZONING CASE NUMBER Z2008147 ERZD:** A request for a change in zoning from "R-6 CD ERZD" Residential Single-Family Edwards Recharge Zone District with a Conditional Use for a Private High School to "O-1 ERZD" Office Edwards Recharge Zone District (1.6350 acres) and "O-2 ERZD" Office Edwards Recharge Zone District (11.9523 acres) on 13.5873 acres out of NCB 17627 and NCB 18598, 4150 DeZavala Road. (Council District 8)
8. **ZONING CASE NUMBER Z2008242 ERZD:** A request for a change in zoning from "R-6 ERZD" Residential Single-Family, Edwards Recharge Zone District to "HE R-6 ERZD" Historic Exceptional Residential Single-Family Edwards Recharge Zone District on 3.30 acres out of NCB 14615, 12347 Woller Road. (Council District 8)
9. **ZONING CASE NUMBER Z2008247 ERZD:** A request for a change in zoning from "C-2" Commercial District and "C-2 ERZD" Commercial Edwards Recharge Zone District to "MF-33" Multi-Family District and "MF-33 ERZD" Multi-Family Edwards Recharge Zone District on 14.744 acres out of NCB 14615, 8122 West Hausman. (Council District 8)

10. **ZONING CASE NUMBER Z2008188 ERZD:** A request for a change in zoning from "C-3" General Commercial District; "R-6" Residential Single-Family District; "C-3" ERZD General Commercial Edwards Recharge Zone District and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District and "MPCD" Master Planned Community District on 81.138 acres out of NCB 14867, 9100 Block of North Loop 1604 West. (Council District 8)
11. **ZONING CASE NUMBER Z2008226:** A request for a change in zoning from "O-2" Office District to "C-2" Commercial District on Lot 40, NCB 11622, 7923 Donore Place. (Council District 8)
12. **ZONING CASE NUMBER Z2008229:** A request for a change in zoning from "MI-1" Mixed Light Industrial District to "HE MI-1" Historic Exceptional, Mixed Light Industrial District on 0.1435 acres out of CB 4297, at the northeast corner of the State Highway 16 South and Lone Star Pass intersection. (Council District 4)
13. **ZONING CASE NUMBER Z2008252:** A request for a change in zoning from "R-5" Residential Single-Family District to "MF-25" Multi-Family District on Lot 51, NCB 11880, 1519 West Lawndale Drive. (Council District 9)
14. **ZONING CASE NUMBER Z2008180:** A request for a change in zoning from "C-3" General Commercial District to "MF-33" Multi-Family District on A 12.114 acre tract of land out of Lot 5, Block 1, NCB 14858, 302.47 feet north of Presidio Parkway and 416.15 feet west of Vance Jackson Road. (Council District 8)
15. **ZONING CASE NUMBER Z2008253:** A request for a change in zoning from "R-6" Residential Single-Family District to "MF-33" Multi Family District on 4.271 acres out of NCB 14862 and 6.142 acres out of NCB 17204, 6301 Melissa Ann. (Council District 8)
16. **ZONING CASE NUMBER Z2008264 CD:** A request for a change in zoning from "R-6" Residential Single Family District to "C-2 CD" (CD-Mini Warehouse) Commercial District with a Conditional Use for a Mini Warehouse on Lot 11, Lot 12 and Lot 13, Block 3, NCB 17637, 5462, 5504 and 5514 Rogers Road. (Council District 6)
17. **ZONING CASE NUMBER Z2008265:** A request for a change in zoning from "R-4" Residential Single Family District to "C-2NA" Commercial Nonalcoholic Sales District on Lot 18, Block 5, NCB 11969, 418 East Ramsey Road. (Council District 9)
18. **ZONING CASE NUMBER Z2008267:** A request for a change in zoning from "R-6" Residential Single Family District to "C-3" General Commercial District on Lots 71, 72, 73 and 74, Block 3, NCB 15730, IH 35 North and Dinn Road. (Council District 2)
19. **ZONING CASE NUMBER Z2008268:** A request for a change in zoning from "RE" Residential Estate District to "R-5" Residential Single-Family District on a 4.099 of an acre of land out of Lot 25, Block 1, NCB 14674, 8500 Block of Barron Drive. (Council District 7)
20. **ZONING CASE NUMBER Z2008269 CD:** A request for a change in zoning from "R-6" Residential Single Family District to "C-2" (CD-Auto and Light Truck Repair) Commercial District with a Conditional Use for Auto and Light Truck Repair on the north 50 feet of Lot 168, Block 15, NCB 11111, 335 Moursund Boulevard. (Council District 3)

21. **ZONING CASE NUMBER Z2008270:** A request for a change in zoning from "R-5" Residential Single Family District to "C-3NA" Commercial District, Nonalcoholic Sales on 0.907 acres out of NCB 10780, 2518 S. W. W. White Road. (Council District 2)
22. **ZONING CASE NUMBER Z2008272 CD:** A request for a change in zoning from "C-2NA" Commercial, Nonalcoholic Sales District to "C-3NA CD" General Commercial, Nonalcoholic Sales District with a Conditional Use for Vehicle Storage on 7.003 acres out of NCB 14880, and approximate 6000 Block of Zangs Drive. (Council District 7)
23. **ZONING CASE NUMBER Z2008273:** A request for a change in zoning from "C-2NA" Commercial Nonalcoholic Sales District to "C-3" General Commercial District on Southeast 65 feet of Lot 2, Block 1, NCB 14281, 9102 Wurzbach Road. (Council District 8)
24. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
25. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight[48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Zoning Case Notification Plan

Case Z2008147 ERZD

Council District 8

Scale: 1" approx. = 400'

Subject Property Legal Description(s): 13.5873 Acres out of NCB 18598

Legend

- Subject Property (13.5873 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(5/20/2008)

CASE NO: Z2008147 ERZD

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Zoning Commission continuance from September 16, 2008

Council District: 8

Ferguson Map: 515 B7

Applicant Name:

Owner Name:

Brown & Ortiz, P. C., Attorneys at Law

Rogers Shavano Ranch, Ltd.

Zoning Request: From "R-6 CD ERZD" Residential Single-Family Edwards Recharge Zone District with a Conditional Use for a Private High School to "O-1 ERZD" Office Edwards Recharge Zone District (1.6350 acres) and "O-2 ERZD" Office Edwards Recharge Zone District (11.9523 acres).

Property Location: 13.5873 acres out of NCB 17627 and NCB 18598

4150 DeZavala Road

On the south side of De Zavala Road, approximately 1250 feet east of Lockhill-Selma Road

Proposal: To allow office development

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level 1 Traffic Impact Analysis will be required at platting or permitting.

Staff Recommendation:

Approval.

The subject property, located on the south side of De Zavala Road, east of Lockhill-Selma Road, consists of approximately 13.59 acres of undeveloped land. The property was annexed into the city in December 1987 per ordinance 66021. Upon annexation, portions of the subject property were zoned "B-2 ERZD" and "B-3 ERZD" Business Edwards Recharge Zone Districts. In 1994, part of the property was rezoned to "P-1 R-1 ERZD", Planned Unit Development Single Family Residence Edwards Recharge Zone District, per ordinance 80947; which converted to "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District following the adoption of the 2001 Unified Development Code. The current zoning, "R-6 ERZD" (CD-Private High School) Residential Single-Family Edwards Recharge Zone District with a Conditional Use for a Private High School, was created in a 2003 zoning case, per ordinance 98081. Properties to the east are zoned "C-3" General Commercial District, and are currently undeveloped. Directly to the south of the subject property is an electrical substation which is zoned "C-2" Commercial District; with more commercially zoned undeveloped property farther south. Single-family residential developments exist on the other two sides of the subject property: "R-4" Residential Single-Family District to the west, with "R-6" Residential Single-Family District and "PUD R-6" Planned Unit Development to the north. There is also a church to the north of the subject property, across De Zavala Road. All of the surrounding properties are within the Edwards Recharge Zone Overlay District. The City's Major Thoroughfare Plan identifies both De Zavala and Lockhill-Selma Roads as Secondary Arterial "Type A" streets.

The applicant requests "O-2" Office District on 11.95 acres; with a 1.63-acre, 65-foot wide buffer of "O-1" Office District where the subject property abuts residential zoning to the west (as is required by the UDC). Staff finds the request to be an appropriate transition between the intense commercial zoning to the west and the low-density residential zoning to the east. "O-2" zoning districts are most appropriately located along

CASE NO: Z2008147 ERZD

Final Staff Recommendation - Zoning Commission

arterial thoroughfares within regional commercial nodes, such as the intersection of De Zavala and Lockhill - Selma Roads. Staff finds the region to be suitable for increased office and light retail development because of its location on the periphery of numerous established residential developments.

Staff is concerned with the unlimited height allowed in "O-2" districts. Although "C-2" Commercial District would allow similar office development with limited building height, "C-2" allows a wider range of uses without the stringent buffer requirements provided by "O-2". This location would be better suited to the limited range of uses with unlimited height in "O-2", instead of the more strict building standards and broader array of uses allowed in "C-2".

SAWS Summary:

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the subject property as a Category 1 property.
3. SAWS recommends a maximum impervious cover of 50% on the site.

CASE MANAGER : Micah Diaz 207-5876

Z2008147

DEVELOPMENT SERVICES
RECEIVED

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet 2008 JUL 30 AM 10:36

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory D. James, Supervisor, Aquifer Protection & Evaluation, Michael A. Escalante, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2008147 (De Zavala Commercial Development)

Date: July 30, 2008

SUMMARY

A request for a change in zoning has been made for an approximate 13.58-acre tract located on the city's northwest side. A change in zoning from **R-6 C ERZD** to **O-1 ERZD (1.63 acres)** and **O-2 ERZD (11.95 acres)** is being requested by the applicant, Brown & Ortiz, P.C. Attorneys at Law, by Ken W. Brown. The change in zoning has been requested to allow for the development of an office complex. The property is classified as a Category 1.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, at 4150 De Zavala Rd. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from **R-6 C ERZD** to **O-1 ERZD (1.63 acres)** and **O-2 ERZD (11.95 acres)** and will allow for the development of an office complex. Currently the site is undeveloped.

2. Surrounding Land Uses:

A residential neighborhood, Shavano Ridge Unit 1, is immediately west of the subject site. The Woods of Shavano neighborhood exists to the north. The property immediately to the east of the site is currently undeveloped. A City Public Service Energy substation exists to the south of the property.

3. Water Pollution Abatement Plan:

The property is contained within the West Shavano Development WPAP. The Texas Commission approved the WPAP on November 18, 1992.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on April 15, 2008, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed as a single lot, heavily vegetated with native trees, approximately 13.30 acres in area. No structures were observed on the site, other than a City Public Service high tension power line easement along a generally north-south alignment.

Moderate exposure of bedrock was observed throughout the property. The exposed limestone observed on the subject property included medium to dark gray moderately weathered bedrock and float rock limestone with sparse vugs visible in some areas. An apparent ephemeral drainage feature was observed running generally northeast-southwest through the northern portion of the subject site.

The site appeared to slope to the northeast. Stormwater occurring on the subject site would drain to the northeast towards Shavano Creek.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer throughout the northern half of the property, and by the Undivided Upper Confining Unit Member throughout the southern half of the property. The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick. The exposed bedrock observed on the subject site was found to be consistent with the characteristics of the Marine and Cyclic Member.

The Undivided Upper Confining Unit is characterized by the presence of massively bedded gray to light tan limestone with relatively low porosity and permeability. This unit is considered to be the upper confining member of the Edwards Aquifer and tends to prevent subsurface migration of fluids.

Based on a review of a geologic assessment of an adjacent property, the subject site vicinity is generally underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer, and the Undivided Upper Confining Unit Member. Visual evidence indicates that observed rock exposure on the subject site is consistent with characteristics of the Cyclic and Marine Member.

- C. An ephemeral drainage was observed to cross the site. A mapped fault is known to exist to the north of the property, but does not intersect the site at any point. A previous Geologic Assessment identified two faults on the parent parcel, possibly sympathetic to the mapped fault to the north. These faults do not intersect the subject property.

A sinkhole, approximately 3 feet wide and 2 feet deep, was sealed in September 1996 with a 4 foot by 8 foot concrete cap, and then covered by native soil. The plugging of the feature was in accordance to a TCEQ approval letter dated September 29, 1994. However, this feature was observed to have slightly collapsed at one edge, allowing surface water to drain along the edge of the concrete cap.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

1. Standard Pollution/Abatement Concerns:

- A. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
- B. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.
- C. There will be no outside storage of hazardous materials with the potential for contamination of stormwater runoff.

Zoning Commission Members
Zoning Case Z2008147 (De Zavala Commercial Development)
Page 4

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 50% on the site.
2. The subject property was originally zoned for commercial use and is currently a category 1 property. However, the property maintained an R-6 rezoning in 2003, prior to the impervious cover limit recommendations. Based on these conditions staff is recommending 50% impervious cover.
3. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
4. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
6. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

Zoning Commission Members
Zoning Case Z2008147 (De Zavala Commercial Development)
Page 5

7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

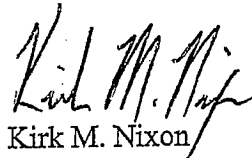
General Recommendations

1. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.
2. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
3. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.

Zoning Commission Members
Zoning Case Z2008147 (De Zavala Commercial Development)
Page 6

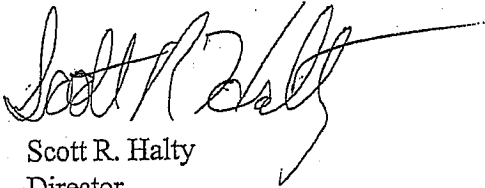
4. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
5. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:

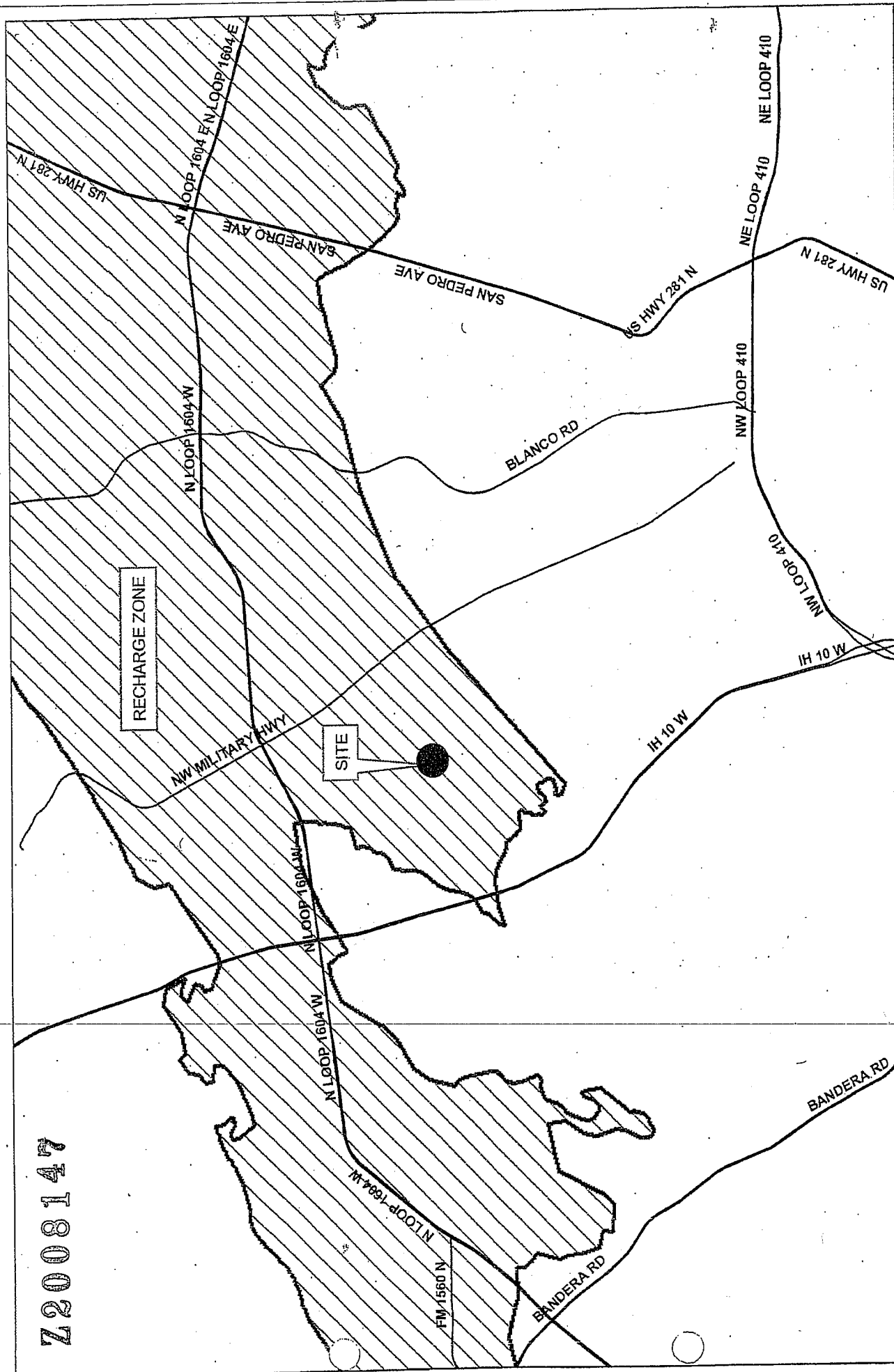


Scott R. Halty
Director

Resource Protection & Compliance Department

KMN:MAE

Z2008147

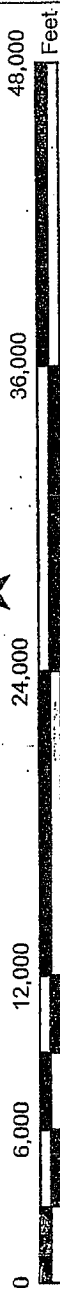


ZONING FILE: DE ZAVALA COMMERCIAL DEVELOPMENT (FIGURE 1)

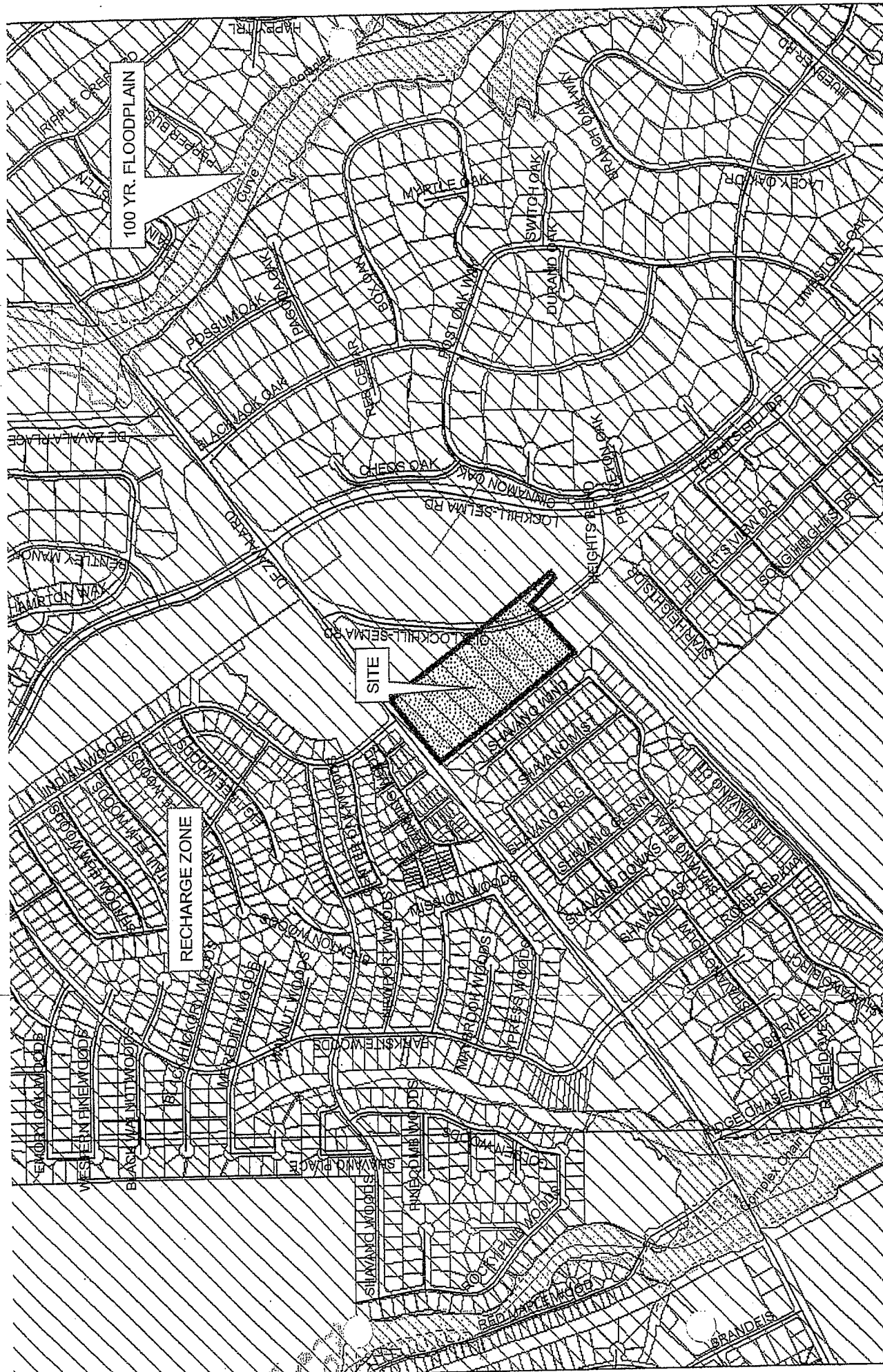
ZONING ID: Z2008147

MAP PAGE: 515, B7 X= 2106045 Y= 13756179

Map Prepared by Aquifer Protection & Evaluation MAE 4/14/2008



1 inch equals 6,985.586243 feet



ZONING FILE: DE ZAVALA COMMERCIAL DEVELOPMENT (FIGURE 2)

ZONING ID: Z2008147

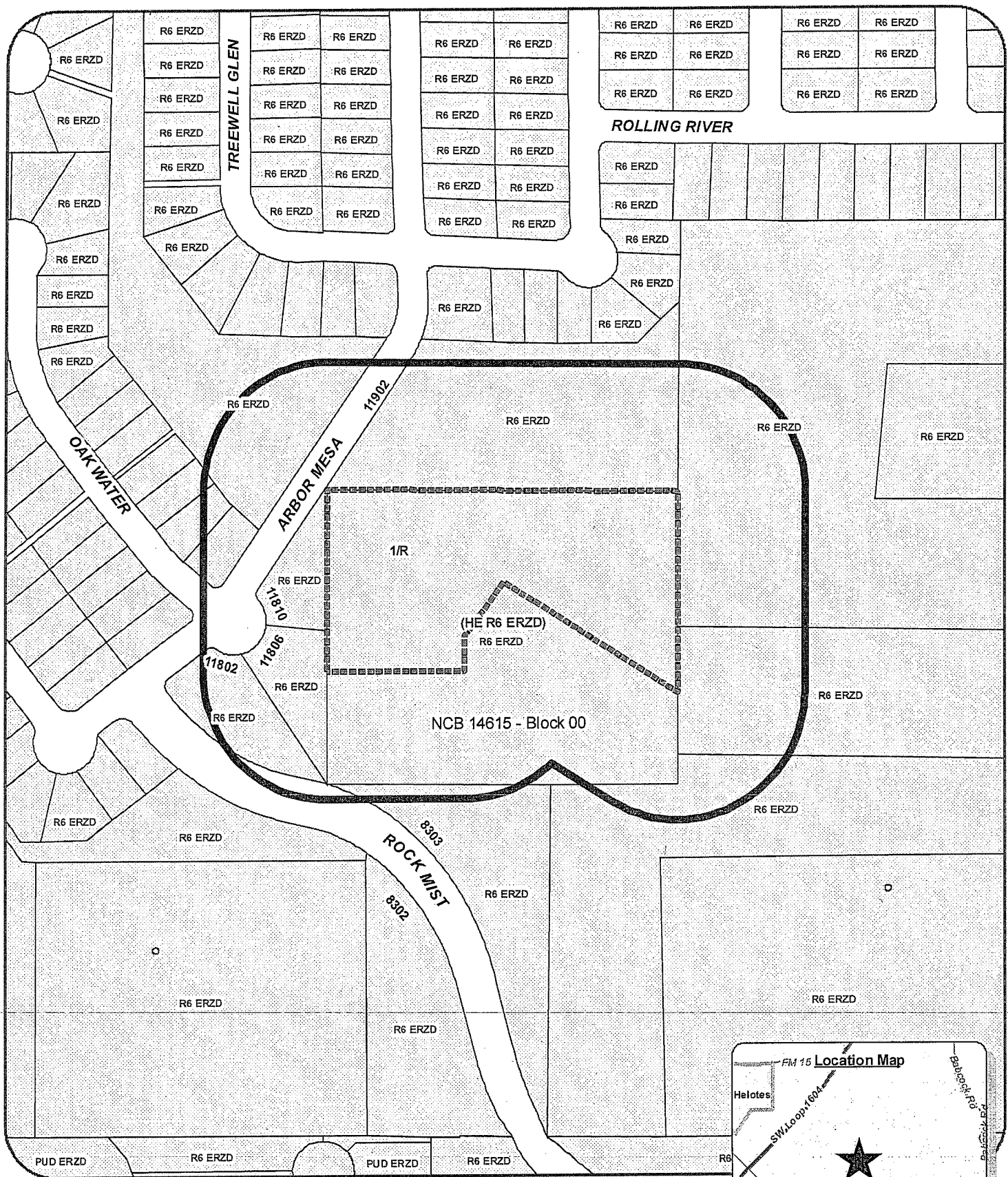
MAP PAGE: 515, B7 X= 2106045 Y= 13756179

Map Prepared by Aquifer Protection & Evaluation MAE 4/14/2008



1 inch equals 769.367249 feet

Z2008147



Zoning Case Notification Plan

Case Z2008242

Council District 8

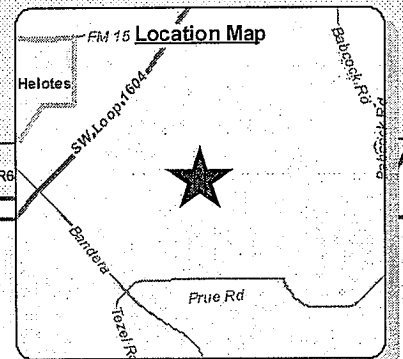
Scale: 1" approx. = 200'

Subject Property Legal Description(s): 3.30 Acres out of NCB 14615

Legend

Subject Property
200' Notification Buffer
Current Zoning
Requested Zoning Change
100-Year FEMA Floodplain

R6 ERZD
(HE R6 ERZD)



CASE NO: Z2008242 ERZD

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Zoning Commission continuance (Commissioner Request) from September 16, 2008.

Council District: 8

Ferguson Map: 547 C2

Applicant Name:

City of San Antonio Historic Preservation Office

Owner Name:

Centex Homes

Zoning Request: From "R-6 ERZD" Residential Single-Family, Edwards Recharge Zone District to "HE R-6 ERZD" Historic Exceptional, Residential Single-Family, Edwards Recharge Zone District.

Property Location: 3.30 acres out of NCB 14615

12347 Woller Road

On the east side of Arbor Mesa, between Oak Water and Valley Well

Proposal: To designate Historic Exceptional

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required at this time, however a study may be required should future development occur.

Staff Recommendation:

Approval

The subject property was annexed in 1993 and totals approximately 3.30 acres. There is an existing residential structure on the subject property that measures approximately 1253 square feet and was constructed in 1876. Upon adoption of the 2001 Unified Development Code, the existing R-6 ERZD zoning converted from the previous R-1 ERZD zoning, which was approved by City Council on October 13, 1994 (Ordinance #80968). "R-6" Residential Single-Family, Edwards Recharge Zone District zoning currently exists to the north, south, east and west of the subject property. Land uses immediately adjacent to the subject property consist of large tracts of undeveloped land. There are single-family residential subdivisions to the west across Arbor Mesa.

The Historic Preservation Office recommends a finding of historic significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 4, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending approval of a finding of historic significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Leslie Zavala 207-0215

Z2008242

RECEIVED

08 AUG 27 PM 1:13

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

LAND DEVELOPMENT
SERVICES DIVISION

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department,
Patricia M. Garza, Resource Protection Specialist II, Aquifer Protection & Evaluation
Section, File

Subject: Zoning Case Z2008242 (Woller Ranch-Historic)

Date: August 28, 2008

SUMMARY

A request for a change in zoning has been made for an approximate 3.30-acre tract located on the city's northwest side. A change in zoning from **R6 ERZD** to **R6 ERZD HE** is being requested by the applicant, City of San Antonio- Historic Preservation Office, by Ms. Kay Hindes. The change in zoning has been requested to preserve a historic ranch house found on the property.

Currently the site is a partially developed residential/farm use. The site was observed with numerous residential structures, outbuildings, green houses, and other facilities associated with farming activities. Undeveloped land bounds most of the property on three sides; north, east and south. The Arbors at River Mist Subdivision bounds the west side of the subject property.

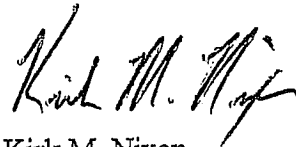
The subject property is located in City Council District 8, east of the intersection of Arbor Mesa and Rock Mist. The entire property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2) The subject property is also known as Tract 7 mitigation property for the River Mist Subdivision and is subject of an Aquifer Protect Plan submitted to the San Antonio Water System (SAWS) on May 30, 2007, in which *"The property shall remain in its natural, open space condition, and no additional impervious cover shall be constructed within the Property without the express written consent of the San Antonio Water System (SAWS),..."* was stated in a recorded Special Warranty Deed executed on May 11, 2007 (Doc#20070117035).

Per the SAWS Aquifer Protection Plan submitted, SAWS has the right to visit the property to verify that the conditions of the mitigation property are being adhered to. Upon recent inspection of the site, August 20, 2008, SAWS staff verified that two (2) above ground storage tanks had been removed from the site as well as the abandoned vehicles. The removal of these items complies with the SAWS Aquifer Protection Plan. During the same site visit staff found no sensitive or significant geologic features. SAWS recognizes the existing impervious cover of 0.13 acres (3%) will not increase since this rezoning case is simply to designate the existing ranch house as historical. Therefore a recommendation for impervious cover will not be expressed in this report as it shall not change as stated above.

Z2008242

Zoning Commission Members
Z2008242 (Woller Ranch - Historic)
Page - 2 -

Based on the information submitted by the applicant, SAWS staff has no objection to designating the existing ranch house as historic. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



Kirk M. Nixon
Manager
Resource Protection Division

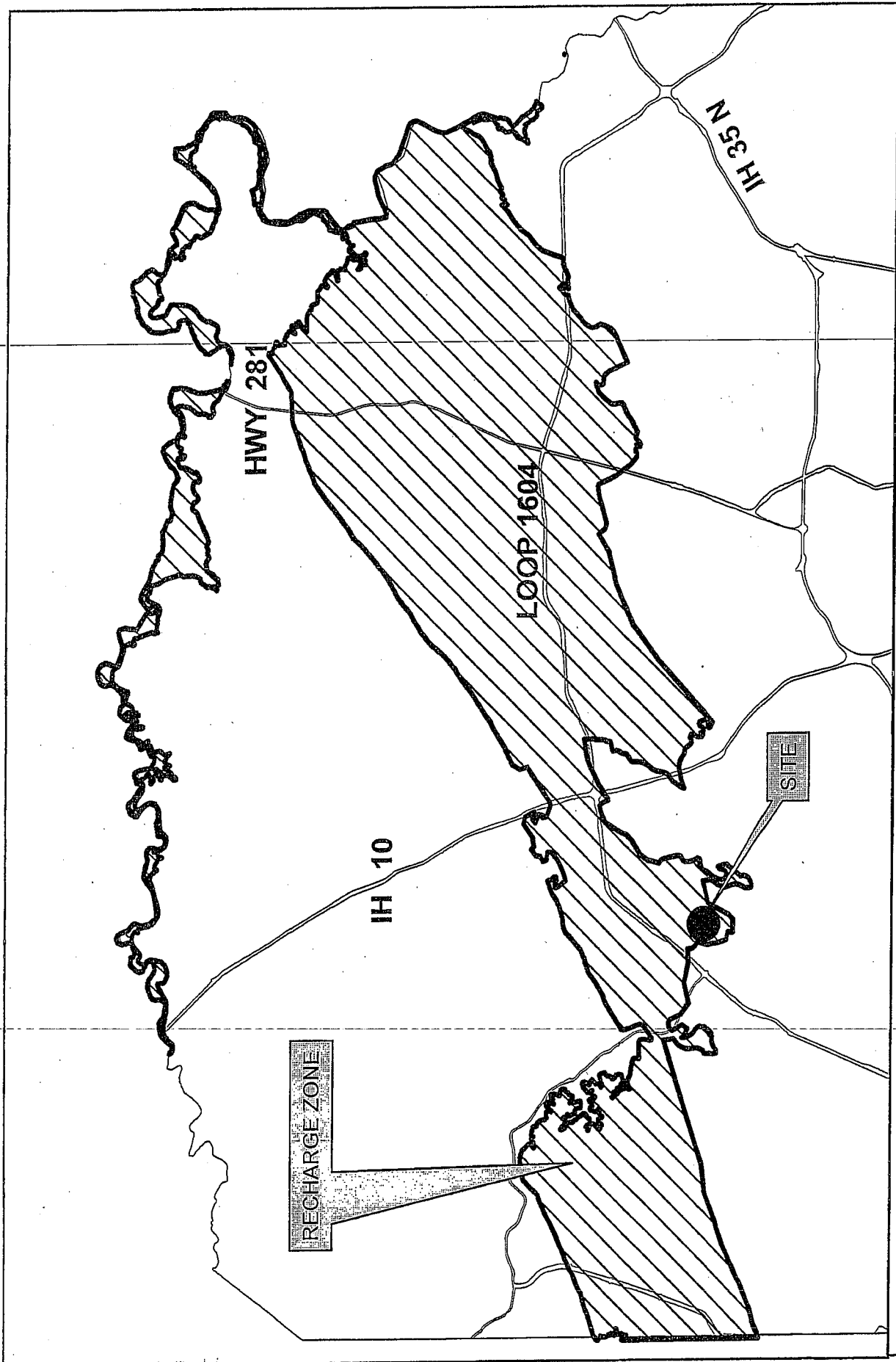
APPROVED:



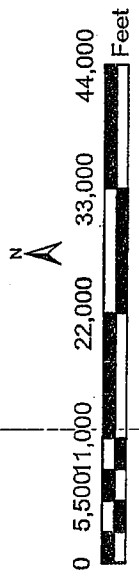
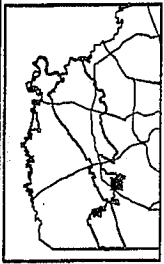
Scott R. Halty
Director
Resource Protection & Compliance Department

KMN:PMG

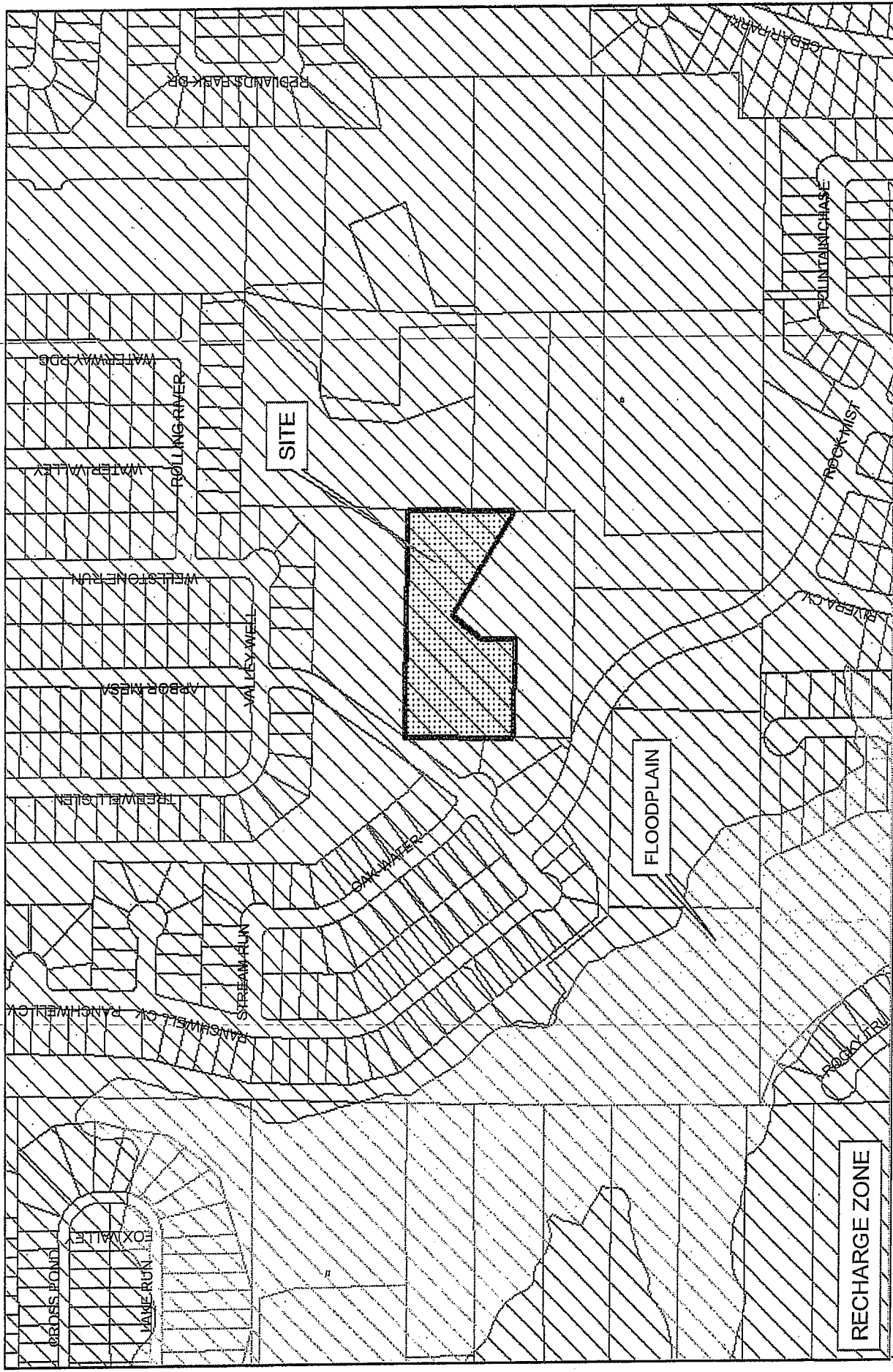
79008242



Zoning Case NAME: Joseph Woller Ranch **FIGURE 1**
Zoning Case No: Z2008242
MAP PAGE: 547 C2 X=2080405 Y=13749293
Map Prepared by Aquifer Protection & Evaluation PMG 7/22/08



Z2008242



Zoning Case NAME: Joseph Woller Ranch
Zoning Case No: Z2008242
MAP PAGE: 547 C2 X=2080405 Y=13749293
Map Prepared by Aquifer Protection & Evaluation PMG 7/30/08

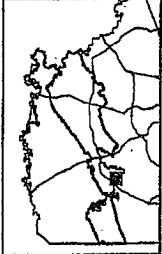
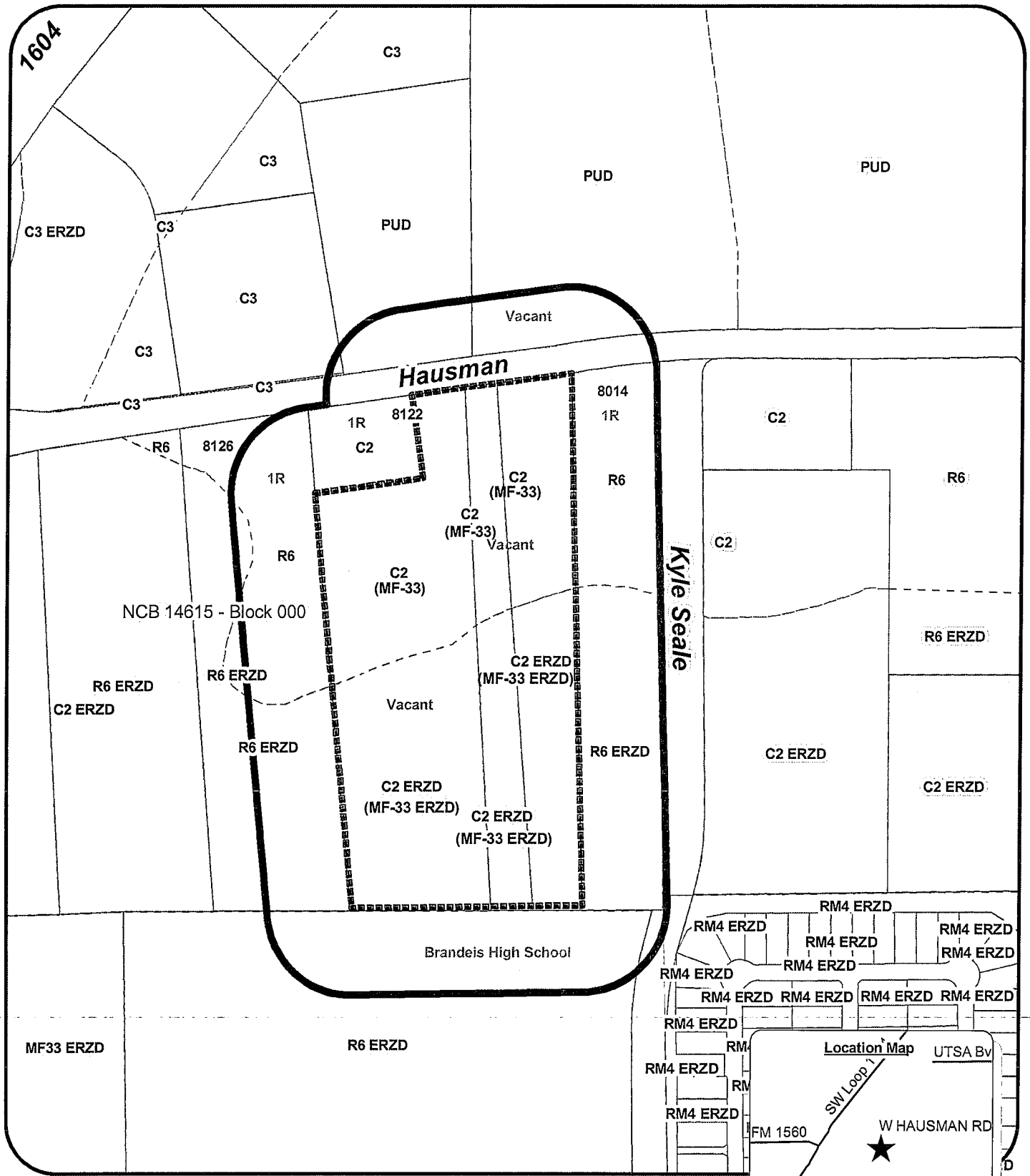


FIGURE 2



Zoning Case Notification Plan **Case Z-2008-247 ERZD**

Council District 8

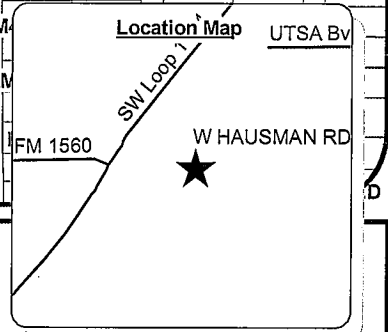
Scale: 1" approx. = 300'

Subject Property Legal Description(s): NCB 14615 - Block 000 - Lots P-9, P-10 & P-11A

Legend

- Subject Property (14.744 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

C2 & C2 ERZD
(MF-33) & (MF-33 ERZD)



CASE NO: Z2008247 ERZD

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Zoning Commission continuance (Applicant Request)
from September 16, 2008.

Council District: 8

Ferguson Map: 513 D8

Applicant Name:

Brown & Ortiz, P. C.

Owner Name:

Carmen T. Garza de Levcovitz

Zoning Request: From "C-2" Commercial District and "C-2 ERZD" Commercial Edwards Recharge Zone District to "MF-33" Multi-Family District and "MF-33 ERZD" Multi-Family Edwards Recharge Zone District.

Property Location: 14.744 acres out of NCB 14615

8122 West Hausman

On the south side of West Hausman Road, between North Loop 1604 West to the west and Kyle Seale Parkway to the east

Proposal: To allow the development of a multi-family community

Neigh. Assoc. Woller Creek Association Inc. is within 200 feet

Neigh. Plan None

TIA Statement: A Level 1 Traffic Impact Analysis (TIA) study is required.

Staff Recommendation:

Approval

The subject property consists of undeveloped land with frontage on West Hausman Road. The property is adjacent to C-3 zoning to the north and R-6 zoning to the east, west and south. The surrounding land uses consist of undeveloped land to the north; a residential dwelling and undeveloped land to the east and west, and Louis Brandeis High School to the south. This property was the subject of rezoning case Z2004049, in which the applicant was granted a zoning change from R-6 ERZD Residential Single-Family Edwards Recharge Zone District to C-2 ERZD Commercial Edwards Recharge Zone District.

~~The requested multi-family district is appropriate, as the subject property fronts on an arterial road. Multi-~~
family uses are most appropriate on the periphery of single-family neighborhoods, and along arterials or major thoroughfares. This property meets all of the above criteria for a multi-family development, given the road classification and the general location at the periphery of the neighborhood to the west. Additionally, a multi-family use currently exists to the west of the subject property.

Medium and high density residential developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; North Loop 1604 West (a freeway) to the west and Babcock Road (a Secondary Arterial "Type A" street) to the east. In addition, there is access to VIA bus stops along West Hausman Road.

SAWS Summary:

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the property as a Category 2 property.

CASE NO: Z2008247 ERZD

Final Staff Recommendation - Zoning Commission

3. The impervious cover shall not exceed 50% on site.

CASE MANAGER : Brenda Valadez 207-7945

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

RECEIVED
08 AUG 19 AM 11:19

LAND DEVELOPMENT
SERVICE DIVISION

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2008247 (Royal San Antonio Apartments – III, LLC)

Date: August 18, 2008

SUMMARY

A request for a change in zoning has been made for an approximate 14.744-acre tract located on the city's northwest side. A change in zoning from **C-2 ERZD** to **MF-33 ERZD** is being requested by the applicant, Brown & Ortiz, P.C. Attorneys at Law. The change in zoning has been requested to allow for the development of an apartment complex.

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, near the intersection of Hausman Road and Loop 1604. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-2 ERZD to MF-33 ERZD and will allow for the construction of an apartment complex. The 14.744 acre tract is located near the intersection of Hausman Road and Kyle Seale Pkwy, and also near Loop 1604 West.

2. Surrounding Land Uses:

Kyle Seale Pkwy and a single-family residence is located east of the site. A single-family residence is located west of the site. A NISD School is located to the south of the site. Hausman Road and undeveloped land is located north of the site.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on July 30, 2008, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed as a single lot, lightly to moderately vegetated with native trees and scrub along the northern 2/3 and heavily vegetated with native trees along the southern 1/3, approximately 14.744 acres in area. No structures were observed on the site, other than a demolished concrete foundation and adjacent intact well house located in the northeast corner of the property.

No exposure of bedrock was observed throughout the property. The subject property was observed with a significant soil cover of several feet in depth throughout its entire extent. An apparent ephemeral drainage feature was observed running generally east-west along the southern edge of the subject site.

The site appeared to slope slightly to the south. Stormwater occurring on the subject site would drain to the south towards a concrete drainage channel along the adjacent elementary school.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person

Formation of the Edwards Aquifer.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick. This could not be confirmed due to a lack of bedrock exposure on the subject site.

Based on a review of a Geologic Assessment of an adjacent property, the subject site vicinity is generally underlain by the Cyclic and Marine Member of the Person Formation of the Edwards. However, visual observation indicates that several feet of soil cover, consisting primarily of Del Rio Clay, confirmed by the presence of index fossils, is present throughout the subject site.

- C. An ephemeral drainage was observed to cross the southern edge of the site. The subject site was observed to have soil cover of several feet across its entire extent. This soil cover consists mainly of Del Rio Clay, confirmed by the presence of index fossils. Numerous non-karst closed depressions, several inches to feet deep, formed by differential dessication of the soil overburden, were observed throughout the subject site.

A residential water well and apparent septic tank were observed adjacent to the demolished concrete foundation. This water well has not been properly plugged or abandoned. The apparent septic tank has not been properly removed from the ground.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. An abandoned septic system was observed on the site, acting as a potential source of contamination.
2. A well was observed on the site and appears to be abandoned. There is potential for contamination of the Edwards Aquifer via the well.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 50% on the site.
 2. The SAWS recommendation of 50% maximum impervious cover for the 14.744 acres is based on possible Category 2 status. Per Ordinance 81491, a tract that is classified as multi-family cannot exceed 50% impervious cover.
 3. The abandoned septic systems, along with any additional septic system that may be located on the site must be properly abandoned according to City Code Chapter 34 Article V Division 2 Section 446.
 4. The abandoned well, along with any additional wells that may be located on the site must be properly plugged according to the City Code Chapter 34, Division 2 Section 574 by a registered well driller.
 5. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
 6. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
-
7. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
 8. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves,

sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

9. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

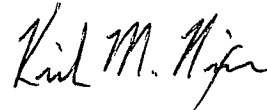
General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:

 - a. Below grade basins shall not be allowed to be constructed on the site.
 - b. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.
 - c. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection Section.

- d. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - e. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



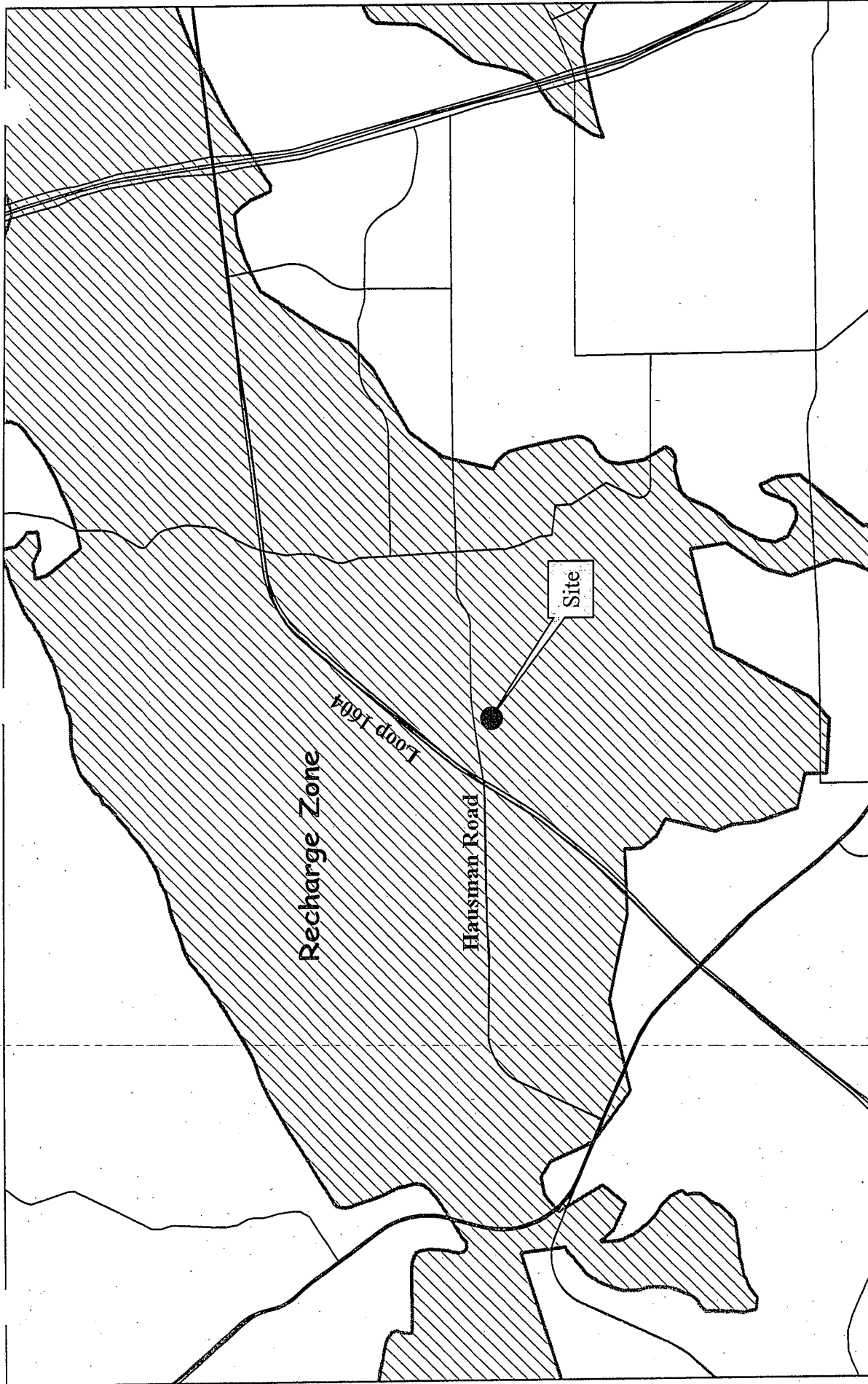
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB



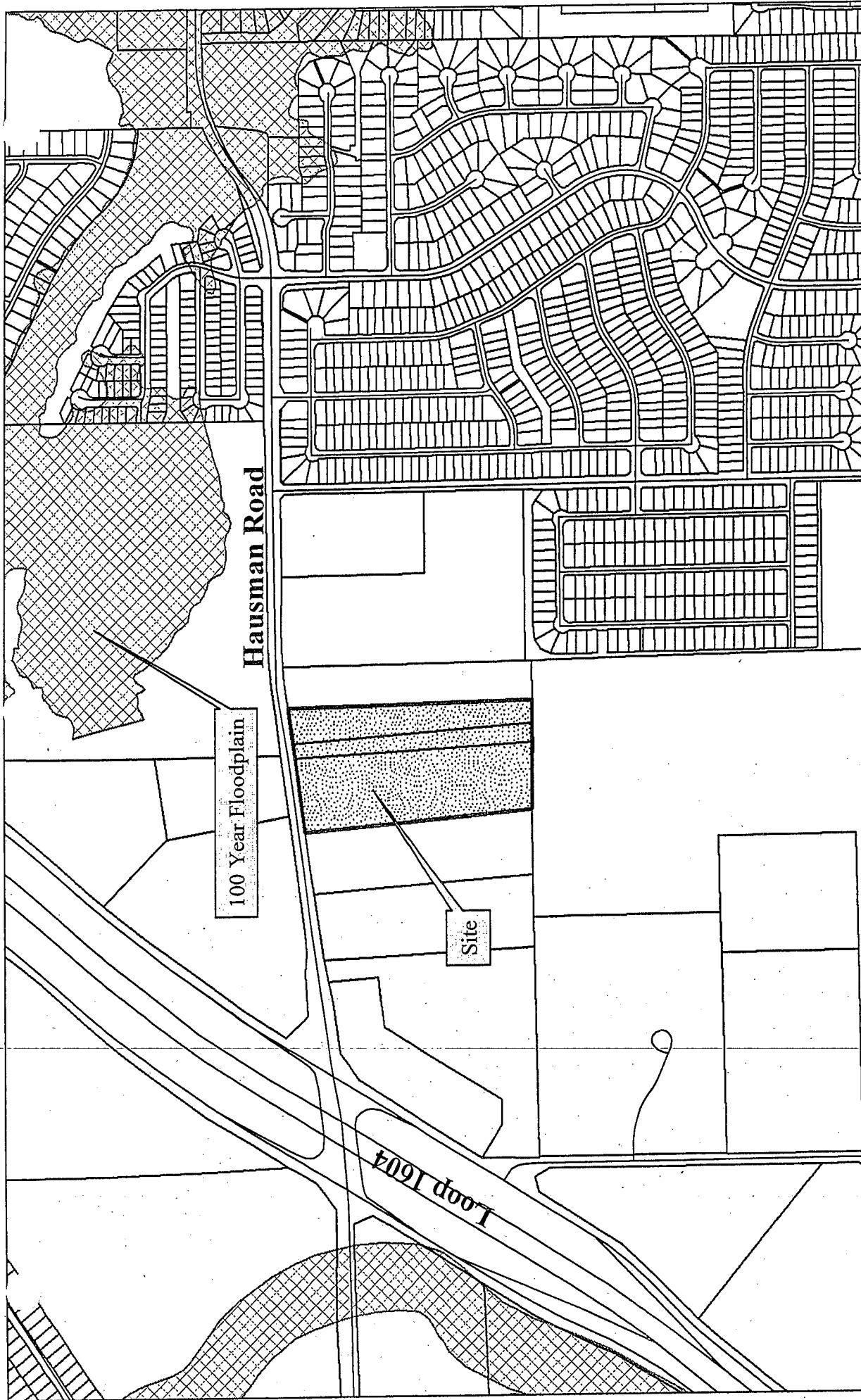
Zoning Case No. Z2008247 Figure 1

Multi-Family Project

Map Page 513 D8

X=2081099 Y=13754635

Map Prepared by Aquifer Protection and Evaluation MJB 10/27/2006



Zoning Case No. Z2008247 Figure 2

Multi-Family Project

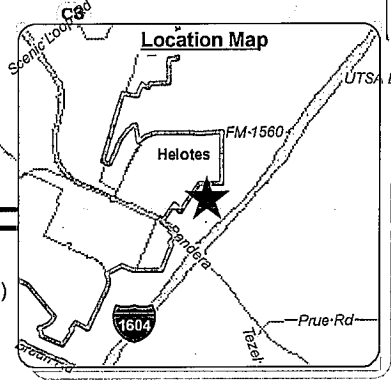
Map Page 513 D8

X=2081099 Y=13754635

Map Prepared by Aquifer Protection and Evaluation MJB 7/21/2008



1:8,149



CASE NO: Z2008188 ERZD

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Council District: 8

Ferguson Map: 547 A1

Applicant Name:

Rudy Gonzalez

Owner Name:

Kamary Development, Ltd. and Dominion Building Systems Inc.

Zoning Request: From "C-3" General Commercial District; "R-6" Residential Single-Family District; "C-3" ERZD General Commercial Edwards Recharge Zone District and "R-6" ERZD Residential Single-Family Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District and "MPCD" Master Planned Community District.

Property Location: 81.138 acres out of NCB 14867

9100 Block of North Loop 1604 West

On the north side of Bandera Road between North Loop 1604 West to the east and FM 1560 North to the west

Proposal: To allow a mixed use development

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level 3 Traffic Impact Analysis will be required.

Staff Recommendation:

Approval

The subject property consists of undeveloped land with frontage on North Loop 1604 West as well as ingress/egress on Bandera Road. The property is adjacent to C-3 zoning to the west and southwest, MF-25 zoning to the east and property to the northwest is located outside the city limits of San Antonio (Helotes). The surrounding land uses consist of a commercial retail center to the southwest. The city of Helotes to the northwest and apartments to the east. The property directly to the west, which is located at 12002 Bandera Road was the subject of a rezoning case (Z2004166) in which the applicant was granted a zoning change from R-6 Residential Single-Family District to C-3 General Commercial District.

The project site, consisting of about 81.14 acres, was annexed in February 1971 and December 1997 and rezoned to "R-1" Single-Family Residence District and "B-3" Business District in the years immediately following. The adoption of the 2001 Unified Development Code resulted in the existing zoning districts being converted to "R-6" Single-Family District and "C-3" General Commercial District.

Master Planned Community Districts are preferable when properties identified in a rezoning application are intended for mixed uses and consist of large acreages. This district promotes master planned communities that typically guarantee a comprehensive development that promotes compatibility and inner-connectivity within a mixed use project, traits that may be unavailable when lands are rezoned and developed independent of each other.

The purpose of the proposed rezone to MPCD is to develop a master planned community with a variety of residential (about 21.95 acres) and commercial (about 25 acres) uses. Mixed uses are proposed on an

CASE NO: Z2008188 ERZD

Final Staff Recommendation - Zoning Commission

additional 34 acres. About 21 acres has been identified by the applicant as open space within the plan. Parks and designated open space are required in the MPCD on a percentage basis.

The applicant has submitted the required MPCD site plan with the zoning application. This site plan must be reviewed and receive a recommendation from the Zoning Commission. As the site plan is a component of the MPCD zoning district, the Council must also consider and take action on the site plan and language that reflects a mandatory adherence to the site plan must be contained in the zoning ordinance. The minimum requirements of a site plan are that proposed land uses, including single and multi-family residential uses, office uses and commercial uses must be identified on the plan by location, type, density and size. The applicant's site plan has been reviewed by various agencies and departments and meets this standard. Should an applicant request an amendment to an approved MPCD site plan, they may do so administratively if the city determines the amendment is a minor one. Should the amendment be a major one, the criteria being listed in Section 35-345(e)(2) of the Unified Development Code, the proposed amendment must be returned to the Zoning Commission and City Council for recommendation and approval.

SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the property as a Category 1 property.
3. The impervious cover shall not exceed 50% on the recharge zone portion (48.228 acres) of the overall 81 acres.

CASE MANAGER : Brenda Valadez 207-7945

SAN ANTONIO WATER SYSTEM DEVELOPMENT SERVICES
Interdepartment Correspondence Sheet

RECEIVED

2008 JUL 30 PM 1:18

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2008188 (Kamary Commons/Mixed Use Development)

Date: July 28, 2008

SUMMARY

A request for a change in zoning has been made for an approximate 81.138-acre tract located on the city's northwest side. A change in zoning from **R-6, R-6 ERZD and C-3, C-3 ERZD to MPCD (Master Planned Community District)** is being requested by the applicant, Kamary Development., by Mr. Rudy Gonzalez. The change in zoning has been requested to allow a mixed use development that will include commercial, multi-family, and residential. The property is classified as Category 1 property.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, near the intersection of Loop 1604 and Bandera Road. A total of 48.228 acres of the property lies within the Edwards Aquifer Recharge Zone. The remaining 32.91 acres is not located on the recharge zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from R-6, C-3, R-6 ERZD, and C-3 ERZD to MPCD (Master Planned Community District) and will allow for the construction of a mixed – use development. Currently the site is covered in native vegetation and undeveloped with one abandoned house on a small portion of the site.

2. Surrounding Land Uses:

The City of Helotes is located to the north and west of the proposed development. The Bandera Trail Commercial/Retail Development is located to the south and east of the proposed development.

3. Water Pollution Abatement Plan:

The Kamary Commons Mixed Use Development Water Pollution Abatement Plan (WPAP) was approved for grading activities only by the Texas Commission on Environmental Quality (TCEQ) on February 19, 2008. Another WPAP will have to be submitted and approved by TCEQ prior to the commencement of construction. According to the geologic assessment in the WPAP, there are no naturally occurring, sensitive geologic features located on the site.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on June 12, 2008, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed as a single lot, partially cleared for low level agricultural use, approximately 81.183 acres in area. No structures were observed on the site, other than a single family residential structure and associated outbuildings located at the southwestern end of the parent parcel. A domestic water well was observed adjacent to the residential structure.

No significant exposure of bedrock was observed throughout the property. The subject site was observed to have a very thick soil cover, several feet in thickness, resulting in significant vegetative cover. Additionally, significant amounts of imported fill material, consisting of soil and construction and demolition debris, has been placed along the southern and eastern portion of the site.

The site appeared to slope slightly to the east and southeast. Stormwater occurring on the subject site would drain to the east and southeast towards French Creek.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the northern portion of the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer. The southern portion of the subject site was determined to be underlain by the Upper Confining Unit, Undivided. This could not be confirmed by visual observation due to a thick soil cover and imported fill material.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick. This could not be confirmed due to lack of exposed bedrock within the subject site.

The Undivided Upper Confining Unit is characterized by the presence of massively bedded

gray to light tan limestone with relatively low porosity and permeability. This unit is considered to be the upper confining member of the Edwards Aquifer and tends to prevent subsurface migration of fluids.

- C. The subject site was observed to be covered with significant soil cover, several feet thick, and significant amounts of imported fill material. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site. However, a single residential water well was observed adjacent to the residential structure on the southwestern portion of the subject site.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. An abandoned septic system was observed on the site, acting as a potential source of contamination.
2. A well was observed on the site and appears to be abandoned. There is potential for contamination of the Edwards Aquifer via the wells.
3. MPCD Zoning allows for certain industrial land uses that are not allowed over the recharge zone. According to the applicant the land use will be commercial, residential, and mixed use excluding industrial.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The applicant agrees not to exceed 50% impervious cover for the recharge zone portion (48.228 acres) of the overall 81.831 acres.

2. The SAWS recommendation of 50% maximum impervious cover is based on the existing R-6 and C-3 zoning of the subject property. R-6 is commonly used by San Antonio as a default zoning for annexed properties that do not have a developed land use at the time of annexation. The subject property is currently a Category 1, determined by SAWS and as such, under the Water Quality Ordinance No. 81491, would be entitled to 100% impervious cover. Given that the property did not require zoning prior to annexation and using Ordinance No. 81491 as a guide, SAWS worked with the applicant to achieve an impervious cover recommendation that addresses water quality protection.
3. Land uses that require an industrial designation, per the permitted use table shall not be allowed on the project site.
4. The abandoned septic systems, along with any additional septic system that may be located on the site must be properly abandoned according to City Code Chapter 34 Article V Division 2 Section 446.
5. The abandoned well, along with any additional wells that may be located on the site must be properly plugged according to the City Code Chapter 34, Division 2 Section 574 by a registered well driller.
6. A floodplain buffer shall be provided along the eastern and southern portions of the property as required in Ordinance No. 81491, Section 34-913.
7. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
8. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. ~~The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.~~
9. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
10. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the

site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

11. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

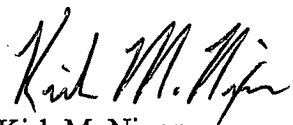
General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the

Resource Compliance Division at (210) 233-3564 prior to any discharge of water.

- D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

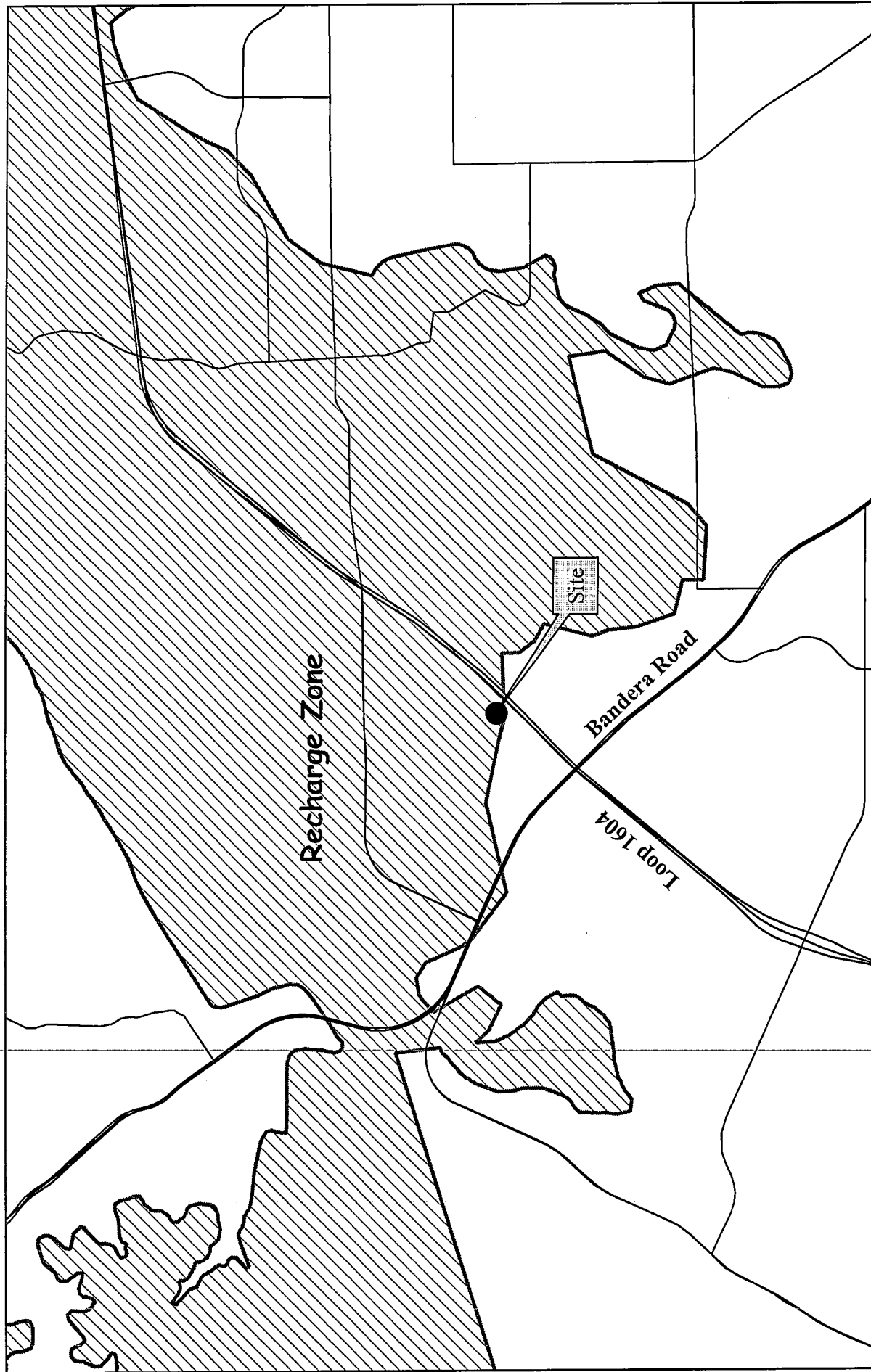
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.


Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:


Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB



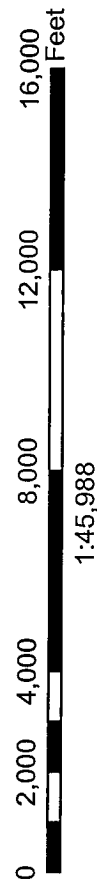
Zoning Case No. Z2008188 Figure 1

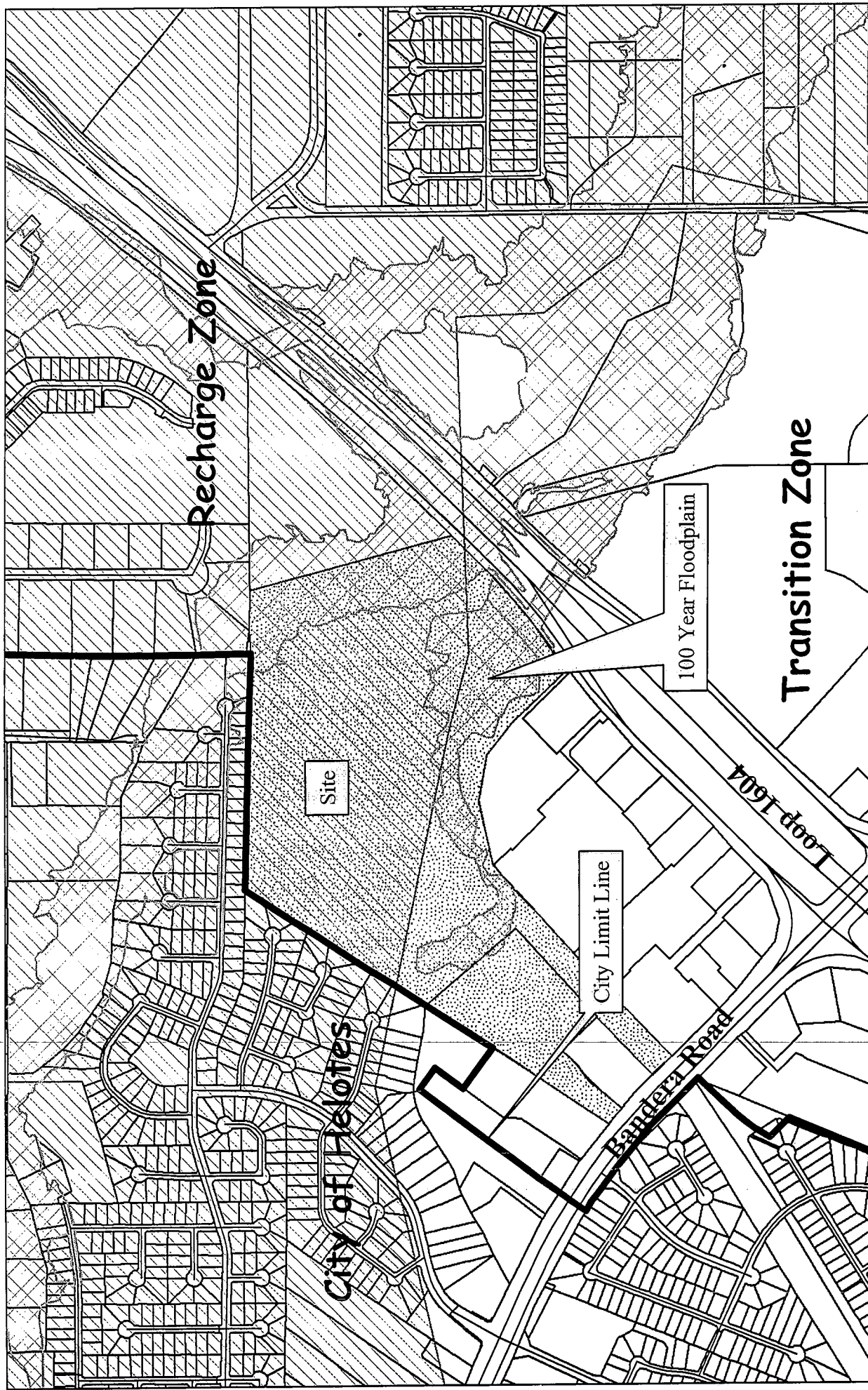
Master Planned Community (Kamary Commons)

Map Page 547 A1

X=2074780 Y=13751555

Map Prepared by Aquifer Protection and Evaluation MJB 7/18/2008





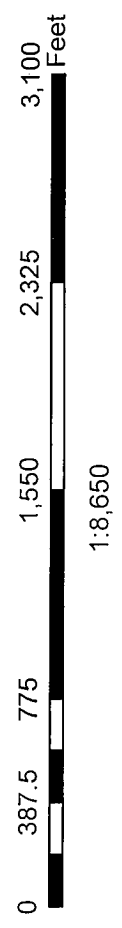
Zoning Case No. Z2008188 Figure 2

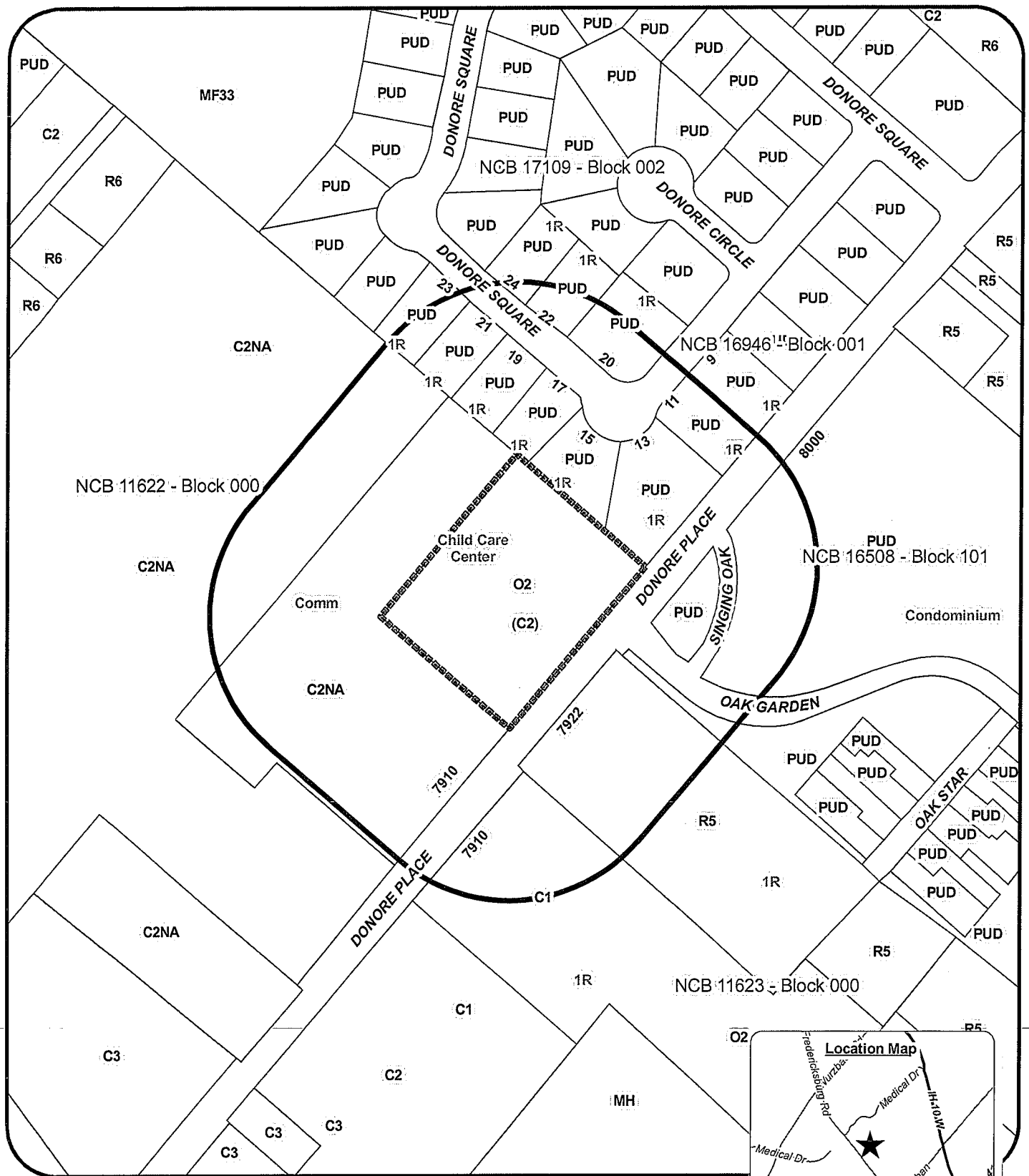
Master Planned Community

Map Page 547 AI

X=2074780 Y=13751555

Map Prepared by Aquifer Protection and Evaluation MJB 6/11/2008





Zoning Case Notification Plan

Case Z-2008-226

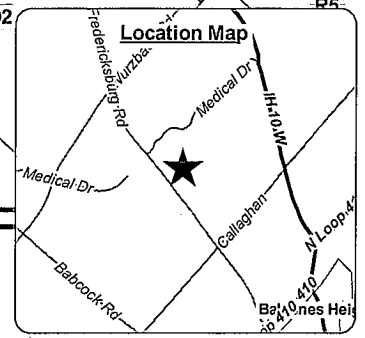
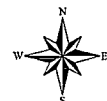
Council District 8

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 40 Blk 000 NCB 11622

Legend

- Subject Property (1.018 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain
- R6 (R6)



City of San Antonio - Development Services Dept
(08/01/2008)

CASE NO: Z2008226

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Council District: 8

Ferguson Map: 581 B1

Applicant Name:

Owner Name:

Eric Peterson - Destiny Child Care Learning
Center, Inc.

John Carson

Zoning Request: From "O-2" Office District to "C-2" Commercial District.

Property Location: Lot 40, NCB 11622

7923 Donore Place

On the west side of Donore Place at the intersection with Oak Garden Street

Proposal: To bring existing day care center to conformity with zoning

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

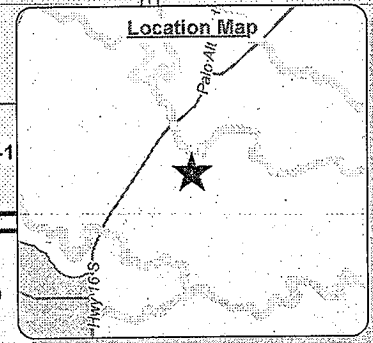
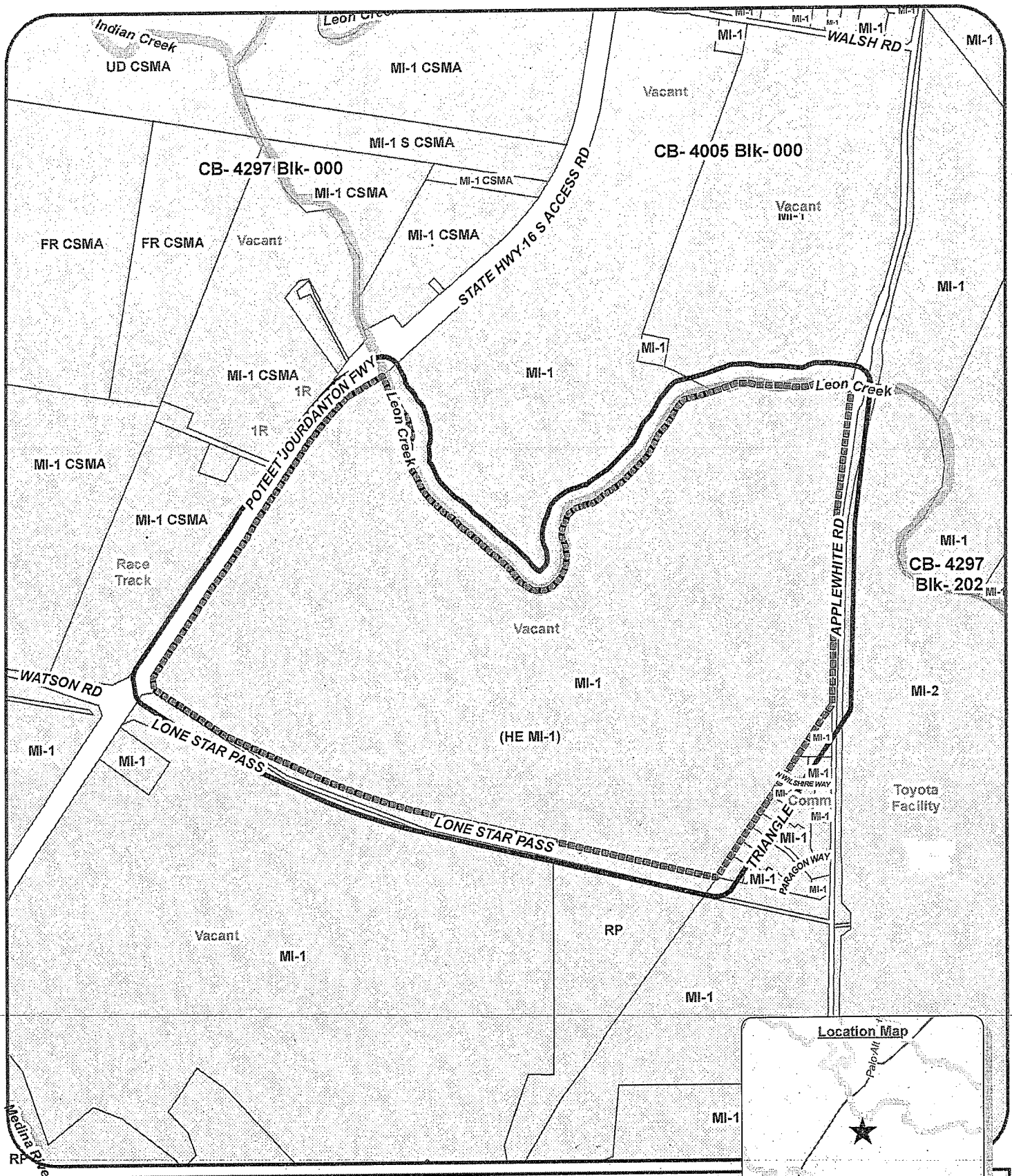
Staff Recommendation:

Denial of "C-2", recommending "C-1"

The subject property is a developed 1.018-acre parcel located on the City's northwest side. This property is located on the west side of Donore Place at the intersection with Oak Garden Street. This area was annexed by the City on May 31, 1995. The subject property is currently occupied by a child care center and is zoned "O-2" Office District. There are two commercial structures on this parcel with the total of approximately 5,000 square feet. This property is surrounded by "C-2NA" Commercial Non Alcoholic Sales zoning district which is occupied by low-density apartments to the northwest and southwest. Property to the southeast, across from Donore Place, is zoned "R-5" single-family residence. Also a condominium complex is located to the east of the subject property. Properties to the northeast are zoned "PUD R-6" and occupied by single-family residences. There are commercial establishments at the Donore Place and Fredericksburg Road intersection. Donore Place is a local street with residential characteristics. There is no neighborhood plan or neighborhood association in this area.

The applicant is requesting this zoning change so that the subject property's zoning designation would conform to the current use of the property. Day care facilities are permitted by right in all commercial zoning districts and permitted with a Specific Use Authorization in "O-2" Office and "L" Light Industrial districts. It would be appropriate for the applicant to continue to operate his current use at this location under a low intensity commercial zoning district rather than a high intensity office zoning district. The subject property's location within an area of low-density residential uses makes "C-1" zoning for a day care facility an appropriate zoning district, rather than "C-2". "C-1" uses are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses. The uses generally allowed under this zoning district are neighborhood oriented retail and service uses. The individual building size would be limited to 5,000 (five thousand) square feet individual and 15,000 (fifteen thousand) square feet aggregate. Parking is required to be located in the rear in "C-1".

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan **Case Z2008229**

Council District 4

Scale: 1" approx. = 1/4 mile

Subject Property Legal Description(s): CB: 4297 P-2 ABS 13

Legend

- Subject Property (551.16 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (7/24/2008)

CASE NO: Z2008229

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Postponed from the August 5, 2008 ZC hearing. Zoning Commission continuance (Commissioner Request) from September 16, 2008.

Council District: 4

Ferguson Map: 715 B3

Applicant Name:

COSA Historic Preservation Office

Owner Name:

Bret D. and Billy T. Mitchell

Zoning Request: From "MI-1" Mixed Light Industrial District to "HE MI-1" Historic Exceptional, Mixed Light Industrial District.

Property Location: .1435 acres out of CB 4297

At the northeast corner of the State Highway 16 South and Lone Star Pass intersection

On the north side of Lone Star Pass, between State Hwy 16 South and Applewhite Road

Proposal: To designate Historic Exceptional

Neigh. Assoc. None

Neigh. Plan City South Community Plan

TIA Statement: A Traffic Impact Analysis is not required at this time, however a study may be required should future development occur.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zoning district. The City South Community Plan calls for Agriculture and Light Industry land use for the subject property.

Approval

The subject property, annexed as limited purpose in 2003 and full purpose in 2006, totals approximately .1435 acres. The subject property is occupied by a vacant residential structure and chapel. The subject property was zoned "MI-1" by City Council on September 25, 2003 (Ordinance #98228.)

This zoning case is within three miles of the Toyota Manufacturing Plant. The Toyota facility is located immediately to the east across Applewhite Road. Property to the north of the subject property is zoned "MI-1" Mixed Light Industrial District. Property to the south across Lone Star Pass is zoned "RP" Resource Protection District and "MI-1" Mixed Light Industrial District. Property to the east across Applewhite Road is zoned "MI-2" Mixed Heavy Industrial District. Property to the west across State Hwy 16 South is outside the city limits and is zoned "MI-1 CSMA" Mixed Light Industrial District, City South Management Authority. Land uses immediately adjacent to the subject property consist of undeveloped land to the north of the subject property and to the south across Lone Star Pass. Leon Creek runs along the north property line of the subject property. The San Antonio Speedway facility is located to the west of the subject property across State Hwy 16 South.

The Historic Preservation Office recommends a finding of historic significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 4, 2008, the Historic and Design Review Commission concurred with Historic Division Staff and is also recommending approval of a finding of historic significance. Seeing that there is no proposed change to the land use of the subject property, Zoning Staff recommends approval.

The City South Management Authority met on August 26, for a briefing on the case and took no action on the item. CSMA recommends that City Council take no action on this request until a smaller footprint for the historic structures is agreed upon by both the property owner and the Historic Preservation Office. At the

CASE NO: Z2008229

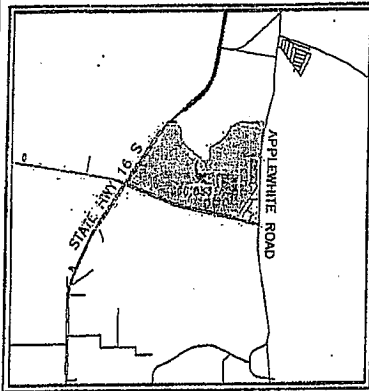
Final Staff Recommendation - Zoning Commission

September 16, 2008 Zoning Commission hearing, the Historic Preservation Office amended the original request of 551 acres to .1435 acres in order to identify the footprint for the historic structures.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Leslie Zavala 207-0215

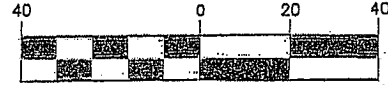
72008229

LOCATION MAP
N.T.S.**DEED/PLAT REFERENCE**

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
 R.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTE:

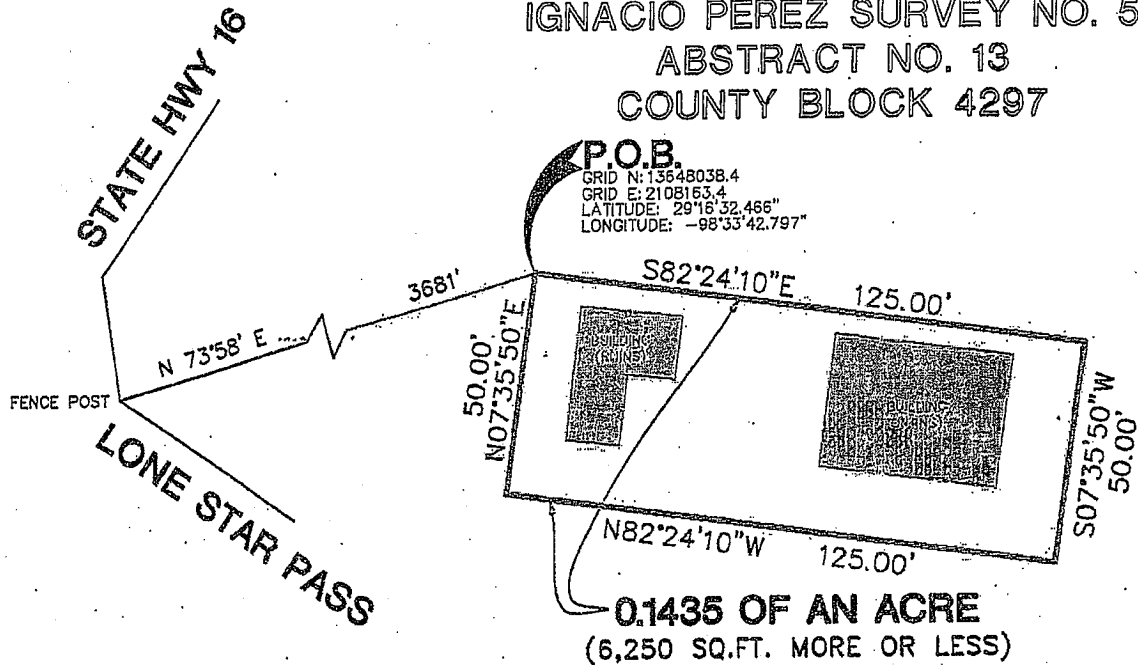
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH
 AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS
 COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



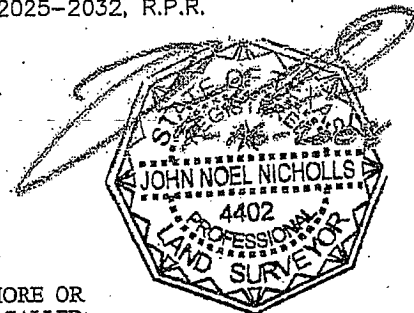
(IN FEET)

1 inch = 40 ft.

**IGNACIO PEREZ SURVEY NO. 5
 ABSTRACT NO. 13
 COUNTY BLOCK 4297**



566.853 ACRES
 BILLY T. AND BRET D. MITCHELL
 VOL. 5729, PGS. 2025-2032, R.P.R.

**EXHIBIT OF**

A 0.1435 ACRE, OR 6,250 SQUARE FEET MORE OR
 LESS TRACT OF LAND, BEING OUT OF A CALLED
 566.853 ACRE TRACT OF LAND CONVEYED TO BILLY
 T. AND BRET D. MITCHELL IN WARRANTY DEED
 RECORDED IN VOLUME 5729, PAGES 2025-2032 OF
 THE OFFICIAL PUBLIC RECORDS OF REAL
 PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE
 IGNACIO PEREZ SURVEY NO. 5, ABSTRACT 13,
 COUNTY BLOCK 4297, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
 ENGINEERS**

555 EAST RAUSEY | SAN ANTONIO TEXAS 78215 | PHONE: 210.375.9000
 FAX: 210.375.9910

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JOB No.: 9307-08

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008229

Address: South Highway 16

Existing Zoning: MI-1

Requested Zoning: MI-1 HE

Registered Neighborhood Association(s): NA

Neighborhood/Community/Perimeter Plan: Southside Initiative Community Plan

Future Land Use for the site: Agriculture and Light Industry

Analysis:

The subject property is approximately 551.16 acres. It includes a stone chapel and a stucco house built in 1825.

The subject property is located in the Southside Initiative Community Plan. The Southside Initiative Community Plan designates the future land use as Agriculture and Light Industry; the community plan defines Agriculture and Light Industry as "a mix of crop agriculture and ranching; limited light industrial uses; and retail, office and service uses that directly service industrial and agricultural uses." The Southside Initiative Community Plan Guiding Principles states that they want to "Build upon the area's history, culture, and identity. Preserve historic structures and institutions and maintain balance of rural land uses." A goal of the Southside Initiative Community Plan is to "Identify and designate historic districts and historic landmarks, identify potential historic districts and historic landmarks from survey information, designate historic districts and historic landmarks, promote heritage tourism, link all historic sites through open space, and organize publicity events (i.e., home tours), for historic properties." This property is a significant part of San Antonio and South Texas history and should be preserved. Designating this site historic will preserve the unique character of the southside and preserve open space in this plan.

Other Comments: Consistency is not required because the base zoning is not changing. Staff will support a zoning change to MI-1 HE.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐

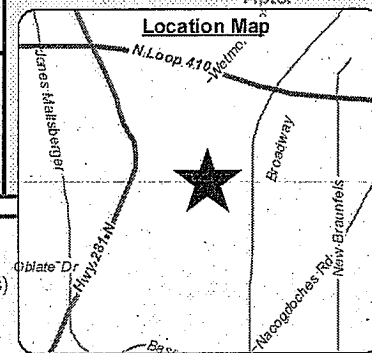
Reviewer: Lauren Edlund

Title: Planner

Date: 07/18/2008

Manager Review: Nina Nixon-Mendez

Date: 07/25/2008



City of San Antonio - Development Services Dept
(10/07/2008)

CASE NO: Z2008252

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Zoning Commission continuance (Commissioner Request)
from September 16, 2008.

Council District: 9

Ferguson Map: 583 B1

Applicant Name:

Beth Alana Wasserstrum

Owner Name:

Beth Alana Wasserstrum

Zoning Request: From "R-5" Residential Single-Family District to "MF-25" Multi-Family District.

Property Location: Lot 51, NCB 11880

1519 West Lawndale Drive

On the north side of West Lawndale Drive, east of Everest Avenue

Proposal: To allow a townhome/condo development

Neighborhood None

Association:

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis (TIA) is not required

Staff Recommendation:

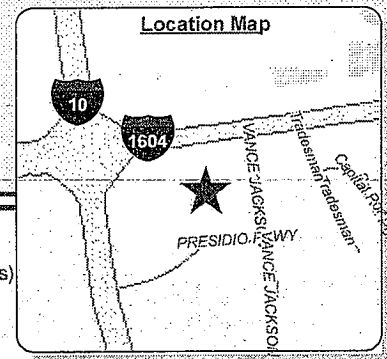
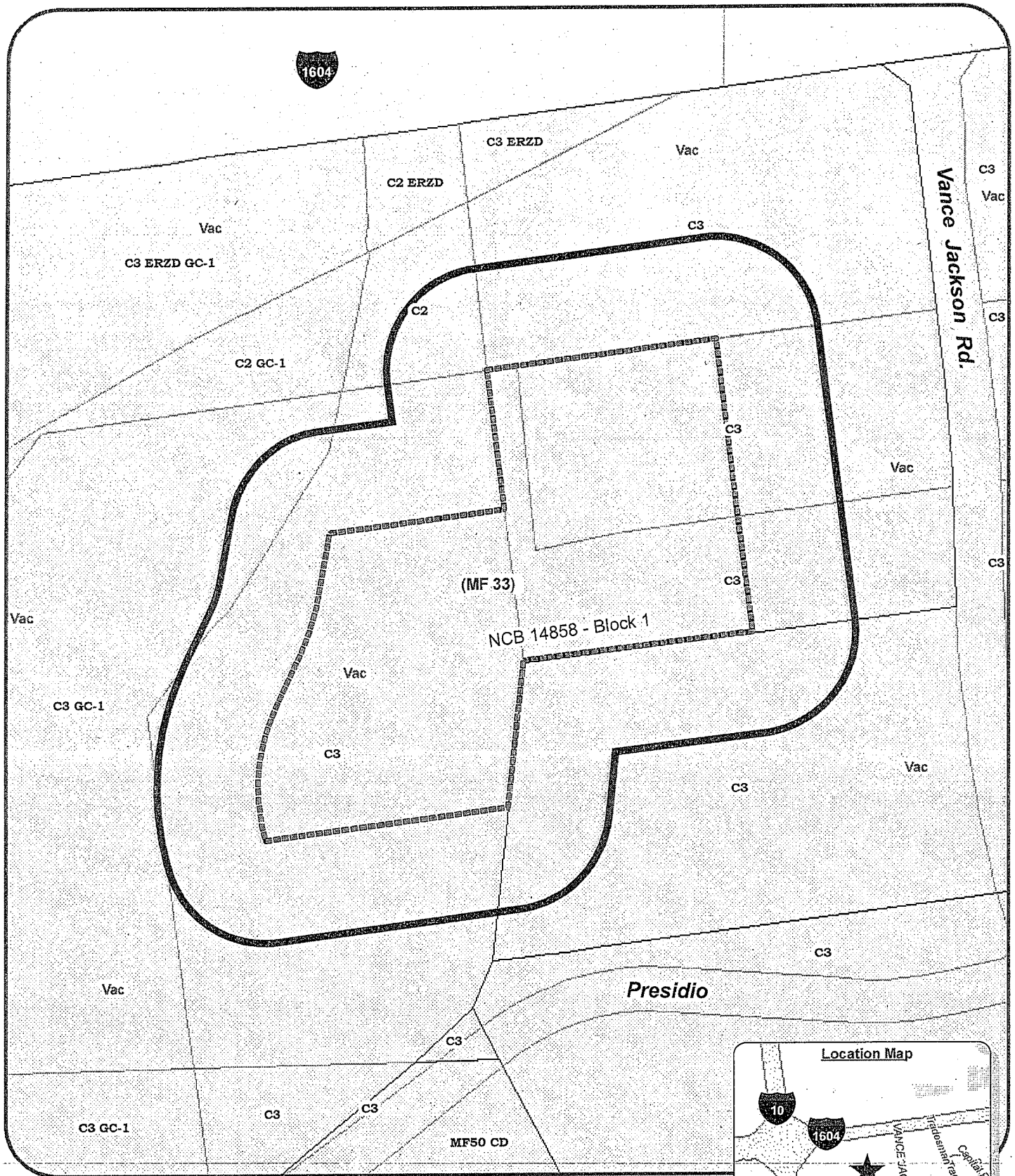
Approval

The subject property is located in north San Antonio, on the north side of West Lawndale Drive. The surrounding zoning consists of "R-5" Residential Single-Family District to the west, east, north and across West Lawndale Drive to the south. The subject property was annexed in September of 1952, totals approximately 0.2537 acres and is currently undeveloped. Upon adoption of the 2001 Unified Development Code, the subject property was zoned "R-5" Residential Single-Family District, which converted from the previous "A" Single-Family Residence District. The subject property is not located within a Neighborhood Association or Community Plan.

The applicant has applied for "MF-25" Multi-Family District in order to develop a multi-family townhome development. The site contains approximately 50 feet of frontage along West Lawndale Drive with a maximum depth of 221.10 feet. The calculation for 0.2537 acres proposed for the "MF-25" Multi-Family District would allow a potential of 6 units. The applicant is proposing a multi-family townhome development that would consist of 4 units. Multi-family dwellings are most appropriate on the periphery of single-family neighborhoods, along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. West Lawndale Drive is considered a local access street and the subject property is within close proximity to U.S. Highway 281. There are other multi-family uses in the area and Broadway Street is only a block away from this property. There are various commercial facilities available along Broadway Street and West Sunset Road. The proposed development is an extension of the multi-family townhome community that has already been established along West Lawndale Drive. Based on these factors, staff believes that the proposed use is appropriate for the subject location and would support a request for a multi-family zoning designation.

Notification of this request was sent to the Aviation Department, since it is located within 1.5 miles of San Antonio International Airport. The Aviation Department indicated that this zoning request change to "MF-25" Multi-Family District meets the usage of compatible land use as prescribed by Federal Aviation Regulation Part 150.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z2008-180

Council District 8

Scale: 1" approx. = 250'

Subject Property Legal Description(s): 12.114 acres out of Lot 5, Block 1, NCB 14858

Legend

- Subject Property (12.114 acres)
- 200' Notification Buffer
- Current Zoning C3
- Requested Zoning Change (MF33)
- 100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
09/22/2008
D. E. Castillo

CASE NO: Z2008180

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Council District: 8

Ferguson Map: 514 D5

Applicant Name:

Kaufman & Associates, Inc.

Owner Name:

IH-10 Loop 1604 Partners, Ltd.

Zoning Request: From "C-3" General Commercial District to "MF-33" Multi-Family District.

Property Location: A 12.114 acre tract of land out of Lot 5, Block 1, NCB 14858

302.47 feet north of Presidio Parkway and 416.15 feet west of Vance Jackson Road

East of Interstate Highway 10 and south of Loop 1604 West

Proposal: To develop multi-family dwellings

Neighborhood None

Association:

Neighborhood Plan: None

TIA Statement: A Level 3 Traffic Impact Analysis (TIA) has been submitted for review.

Staff Recommendation:

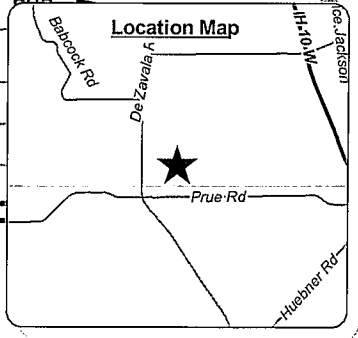
Approval

The project site is located in northwest San Antonio, east of Interstate Highway 10 and south of Loop 1604 West. The project site, consisting of about 12.114 acres, was annexed in February of 1971 and December of 1972, zoned to "B-3" Business District in 1973. The adoption of the 2001 UDC resulted in the "B-3" Business District being converted to "C-3" General Commercial District. The surrounding zoning consists of "C-3" General Commercial District and vacant land to the west, east, north and south. The subject 12.114 acre tract of land is undeveloped and part of the overall future development of the area. The project site is not located within a Neighborhood Association or Community Plan.

The applicant has applied for "MF-33" Multi-Family District in order to develop a multi-family development. The calculation for 12.114 acres proposed for the "MF-33" Multi-Family District would allow a potential of 399 multi-family dwellings. Multi-family dwellings are most appropriate on the periphery of single-family neighborhoods, along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. Major thoroughfares within the project site include Interstate Highway 10; Loop 1604 West, Vance Jackson Road and Presidio Parkway a collector Street. There are various commercial facilities available along Interstate Highway 10 and Loop 1604 West. Staff believes that the proposed use is appropriate for the project location and would support a request for a multi-family zoning designation.

Due to the subject property's location within the Camp Bullis Awareness Zone, this application was reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. Seeing that the subject property is located south of Loop 1604 and is not immediately adjacent to Camp Bullis, the Garrison Commander has no comment on the zoning request.

CASE MANAGER : Pedro Vega 207-7980



City of San Antonio - Development Services Dept
(09/03/2008)

CASE NO: Z2008253

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Council District: 8

Ferguson Map: 548 B3

Applicant Name:

Owner Name:

Brown & Ortiz, P. C.

Q & M, LLC

Zoning Request: From "R-6" Residential Single-Family District to "MF-33" Multi Family District.

Property Location: 4.271 acres out of NCB 14862 and 6.142 acres out of NCB 17204

6301 Melissa Ann

At the eastern terminus of Melissa Ann Street, east of the Babcock Road intersection

Proposal: To allow for a multi family project

Neigh. Assoc. Tanglewood, Woodridge and Jade Oaks Neighborhood Associations, all within 200 feet.

Neigh. Plan Tanglewood Neighborhood Plan

TIA Statement: Level 1 Traffic Impact Analysis Study can be postponed until platting or permitting

Staff Recommendation:

The request conforms to the existing Land Use Plan and will not require a Plan Amendment. A finding of consistency is not required because the 1994 plan serves as a guide only. The development of multi-family housing units would be compatible on the remaining land fronting on and at the end of Melissa Ann.

Approval

The proposed rezoning is for property located on the northwest side of the City of San Antonio at the eastern terminus of Melissa Ann Street, approximately 1000 feet east of the Melissa Ann Street and Babcock Road intersection. The project site was annexed in 1972, totals 10.412 acres and consists of two undeveloped parcels in the Tanglewood Neighborhood Plan area. Following the adoption of the Unified Development Code in 2002, the existing "R-6" Residential Single-Family District converted from the previous "R-1" Residential District. Approximately 1.81 acres of the subject property abutting Huebner Creek, is within the 100 year floodplain. The surrounding zoning consists of "MF-33" Multi-Family District to the north and to the west of the subject property. There is "R-6" Residential Single Family District to the west of the southern parcel. Jade Oaks single family subdivision borders to the south. The eastern parcel is adjacent to Tanglewood single family subdivision to the north and Huebner Creek to the east. Even though the subject property is not within a neighborhood association, Tanglewood, Jade Oaks and Woodridge neighborhood associations are all within 200 feet.

The applicant has applied for "MF-33" Multi-Family District to consolidate the large tracts to the north and west in order to develop a multi-family residential development of approximately 25.63 acres. There are other multi-family zoned parcels in this area and the 1994 Tanglewood Neighborhood Plan calls for multi-family land use for this location. Babcock Road, a Secondary Arterial "Type A", will be accessible either via Melissa Ann Street or through other multi-family zoned parcels, if all these parcels are developed as indicated by the applicant. The existing transportation network and commercial facilities in the area support multi-family uses. The requested "MF-33" Multi-Family District would allow a medium density multi-family use which, based on the factor above, would be appropriate for this location. A small portion of the subject property to the east, where it is in the flood plain, may not be able to be developed and may be left as open

CASE NO: Z2008253

Final Staff Recommendation - Zoning Commission

space or a park. This case has been initiated few months ago with the case number Z2008165. Due to the surrounding neighborhoods' opposition, the case has been withdrawn.

CASE MANAGER : John Osten 207-2187

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008253

Address: 6301 Melissa Ann Street, San Antonio, Texas,

Existing Zoning: R6- Residential Single Family District

Requested Zoning: MF-33- Multi-Family Residential District

Registered Neighborhood Association: Tanglewoodridge Neighborhood Association

Neighborhood/Community/Perimeter Plan:
Tanglewoodridge Neighborhood Plan

Future Land Use for the site:

The Tanglewoodridge Neighborhood Plan states that the development of multi-family housing at the end of Melissa Ann Street would be compatible with the desires of the community. (p. 16). There are a number of properties in close proximity to 6301 Melissa Ann Street that currently have multi-family residential and commercial zoning. The proposed rezoning would not present an undue encroachment into existing residential and is supported by the Tanglewoodridge Neighborhood Plan text. The Tanglewood Neighborhood Plan is not a consistency plan, and therefore, does not require a consistency determination. Rather it is a guide for development in the area.

Other Comments:

The subject properties are two tracts located at the eastern end of Melissa Ann Street. The properties to the south and east are zoned PUD while the property directly to the north is zoned MF-33. The two properties to the northwest are zoned MF-33. There is a parcel zoned R-6 that appears to be encircled by the subject property which, based on aerial photography, appears to be developed. The subject properties are approximately 10.41 acres in size.

Analysis:

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency review not applicable

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

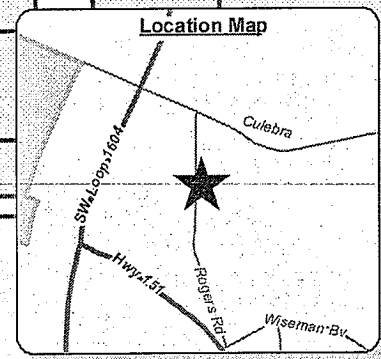
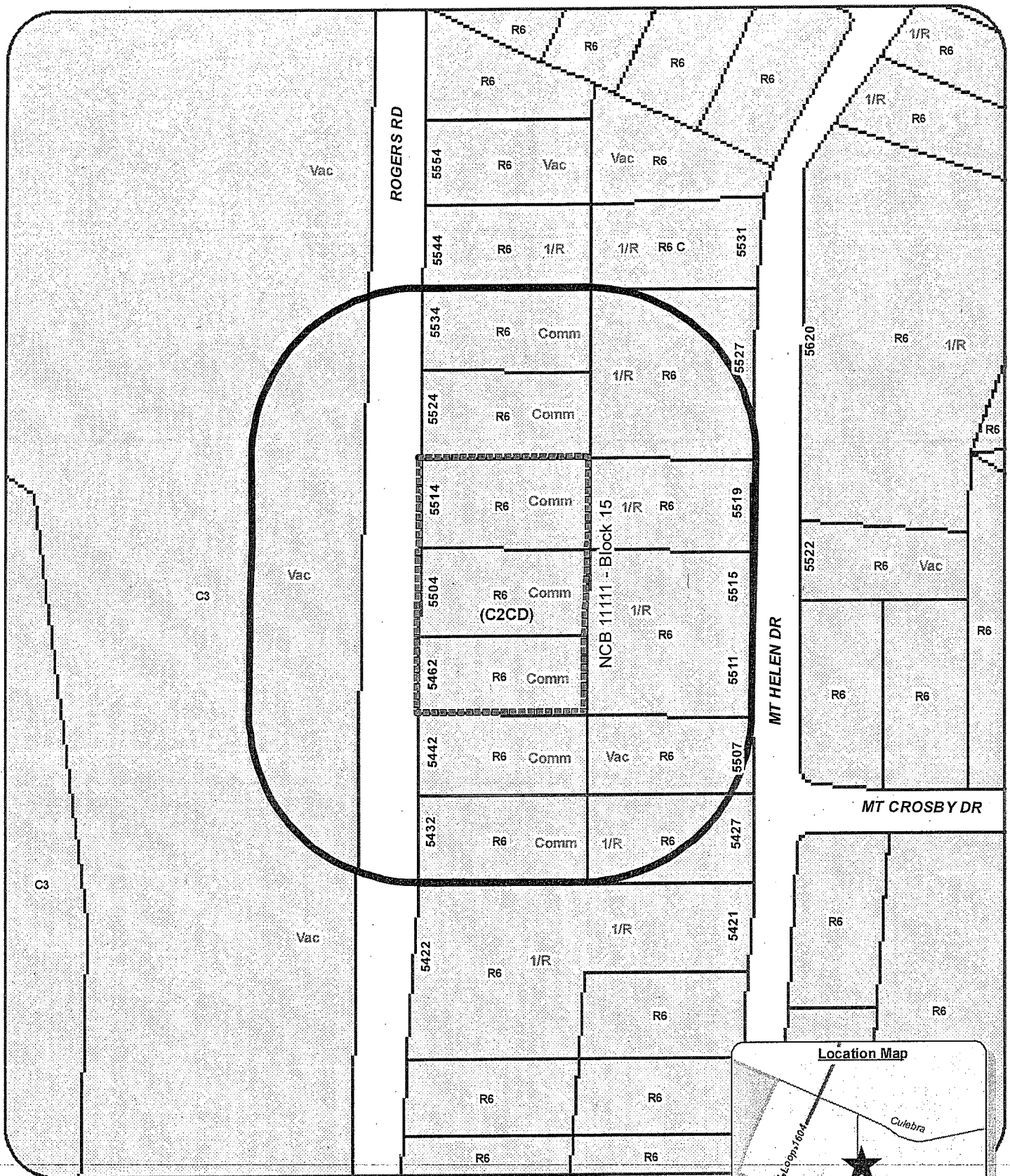
Reviewer: Tyler Sorrells

Title: Planner

Date: 08/18/2008

Manager Review: Nina Nixon-Mendez

Date: 08/19/2008



Zoning Case Notification Plan

Case Z2008-264 CD

Council District 6

Scale: 1" approx. = 150'

Subject Property Legal Description(s): A Portion of NCB 17637 - Blk 3

Legend

- Subject Property (1.37 acres)
- 200' Notification Buffer
- Current Zoning: R6
- Requested Zoning Change: (C2 C)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(09/05/2008)

CASE NO: Z2008264 CD

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Council District: 6

Ferguson Map: 578 D4

Applicant Name:

R. Road Real Estate Investments, LLC

Owner Name:

R. Road Real Estate Investments, LLC

Zoning Request: From "R-6" Residential Single Family District to "C-2 CD" (CD-Mini Warehouse) Commercial District with a Conditional Use for a Mini Warehouse.

Property Location: Lot 11, Lot 12 and Lot 13, Block 3, NCB 17637

5462, 5504 and 5514 Rogers Road

East side of Rogers Road, south of Culebra Road

Proposal: To allow a Mini Warehouse

Neighborhood Association: Mountain View Acres Neighborhood Coalition

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis (TIA) is not required

Staff Recommendation:

Approval, with conditions.

The subject property was annexed in December of 1996, totals approximately 1.378 acres and is occupied by two commercial structures. The two existing commercial structures were built in 1980 and measure approximately 2600 square feet combined. Upon adoption of the 2001 Unified Development Code, the existing "R-6" Residential Single Family District converted from the previous Temporary "R-1" Single-Family Residence District. Property to the east, north and south is zoned "R-6" Residential Single-Family District with "C-3" General Commercial District across Rogers Road to the west. The zoning commission on July 17, 2007 recommended approval of "MF-33" Multi-Family District (Z2007225) on 17 acres across Rogers Road to the west. That zoning case has been postponed and will be rescheduled for City Council consideration. Land uses immediately adjacent to the proposed development consist of commercial uses to the north and south with single-family dwellings to the east.

The applicant has applied for "C-2 CD" in order to allow a mini-warehouse. The subject property has frontage on Rogers Road, a Secondary Arterial Type A. There are multiple non-conforming properties with commercial uses along the east side of Rogers Road between Culebra Road and Mt. Evans Drive due to development prior to annexation. Staff finds the request for commercial zoning to be appropriate given the subject property's location with a prevalence of commercial uses to the north and south.

Should the Zoning Commission recommend approval, staff recommends the following conditions:

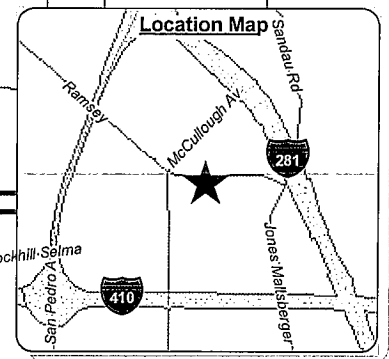
1. All structures on the subject property shall be restricted to one story;
2. No outdoor speakers are permitted on the subject property;
3. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures;

CASE NO: Z2008264 CD

Final Staff Recommendation - Zoning Commission

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but, due to individual site consideration or unique development requirements may be compatible with adjacent land uses under given conditions. The applicant will have to comply with all current site development standards to receive a Certificate of Occupancy, which include parking, landscaping, exterior lighting and the issuance of building and other supplemental permits.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z2008265

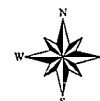
Council District 9

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 18, Block 5, NCB 11969

Legend

- Subject Property (0.51 acres)
- 200' Notification Buffer
- Current Zoning R4
- Requested Zoning Change (C2NA)
- 100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
09/22/2008
D. E. Castillo

CASE NO: Z2008265

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Council District: 9

Ferguson Map: 550 E6

Applicant Name:

Ramsey Road Partnership

Owner Name:

Ramsey Road Partnership

Zoning Request: From "R-4" Residential Single Family District to "C-2NA" Commercial Nonalcoholic Sales District.

Property Location: Lot 18, Block 5, NCB 11969

418 East Ramsey Road

On the south side of East Ramsey, between Plymouth and McCullough Avenue

Proposal: To bring an existing parking lot into compliance

Neigh. Assoc. Crownhill Park Neighborhood Association is within 200 feet

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required for a parking lot.

Staff Recommendation:

Approval.

The subject property is located on the south side of East Ramsey, between Plymouth and McCullough Avenue; and is approximately 0.52 acres in size. Due to the proximity of the subject property to the San Antonio International Airport, this application was reviewed by the Aviation Department. The subject property is outside of the noise contours, and the requested "C-2 NA" zoning district is compatible with Federal Aviation Regulation Part 150.

A portion of the subject property is currently used as a paved parking lot. The remaining area is unpaved and undeveloped. The property was annexed in 1952, per ordinance 18115. The subject property was originally zoned "B" Residence District. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to the current "R-4" Residential Single-Family District. Zoning to the west of the subject property includes "C-1" Light Commercial District, "C-2NA" Commercial Nonalcoholic Sales District and "C-3NA" General Commercial Nonalcoholic Sales District. Along the north side of East Ramsey, zoning includes "R-5" Residential Single-Family District, "C-2" Commercial District, "C-3R" Restrictive Commercial District, "C-3" General Commercial District, and "I-1" General Industrial District. Other surrounding zoning includes "R-4" Residential Single-Family District, "C-1", "C-3R" and "C-3" to the east; with "R-4" to the south of the subject property. Surrounding land uses include vacant land and office buildings to the west; offices, a paper supply company, a restaurant and parking to the north and northwest; offices to the east and northeast; with single-family homes to the south.

The applicant has requested a zoning change to bring the existing parking lot into compliance. Staff finds the request to be appropriate given the pattern of development along East Ramsey. The subject property is the last residentially-zoned lot facing East Ramsey from the south. Although one other residentially-zoned lot exists on the north side of Ramsey, the property is currently used as a law office. Rezoning the subject property would not remove housing stock from the neighborhood, as the parcel has been paved and used as a parking lot for a number of years. Due to the surrounding office and commercial uses, the subject property is

CASE NO: Z2008265

Final Staff Recommendation - Zoning Commission

not likely to be developed residentially. Furthermore, the current residential zoning of the subject property imposes landscape buffer requirements that impede the development of abutting commercial properties. Staff also finds the request to be appropriate because the residential neighborhood to the south of the subject property is well-insulated from commercial development along East Ramsey: vehicle access from Ramsey to the neighborhood is restricted by road-blocks on Plymouth, McCullough Avenue, and Contessa Drive. Should the requested zoning change be approved, a "Type B" 15-foot landscape buffer will be required where the subject property abuts residential zoning or uses.

CASE MANAGER : Micah Diaz 207-5876

CITY OF SAN ANTONIO
AVIATION DEPARTMENT
Interdepartmental Correspondence Sheet

TO: Leslie Zavala, Development Services Department

FROM: Jerry Rankin

COPIES TO: City of San Antonio Zoning Commissioners

SUBJECT: Zoning Case Z2008265

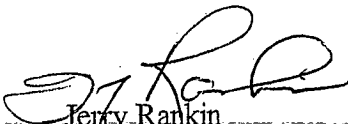
DATE: September 16, 2008

The Aviation Department is in receipt of your request to review zoning case Z2008265.

This property located at 418 E. Ramsey and is less than 1.09 mile south of runway 12R, which is one of the primary runways for San Antonio International Airport. The property listed as Lot 18 Block 5 NCB 11969 is located outside the noise contours. The zoning request change to primary "C-2" commercial meets the usage of compatible land as prescribed by Federal Aviation Regulation Part 150.

In addition, this zoning change request is subject to the restrictions of the airport zoning ordinances. The maximum height of any proposed structure or building within this area will be limited in height in accordance with the provisions of the ordinance.

If there are any questions, feel free to call me at the Noise Mitigation office at 207-3471.


Jerry Rankin
Noise Mitigation



Zoning Case Notification Plan

Case Z2008-267

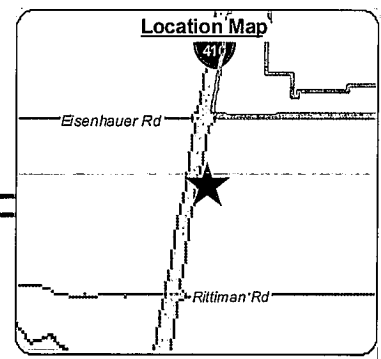
Council District 2

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 71,72,73,74 NCB 15730 Blk 3

Legend

- Subject Property (0.98 acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(C3)**
- 100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
09/22/2008
D. E. Castillo

CASE NO: Z2008267

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Council District: 2

Ferguson Map: 584 E3

Applicant Name:

Owner Name:

Salah Diab - Seda Consulting Engineers,
Inc.

Raju Bhagat

Zoning Request: From "R-6" Residential Single Family District to "C-3" General Commercial District.

Property Location: Lots 71, 72, 73 and 74, Block 3, NCB 15730

IH 35 North and Dinn Road

On the east side of IH-35, south of the intersection of IH-35 North access road and Dinn Road

Proposal: To allow for a hotel

Neigh. Assoc. Park Village Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Study is not required

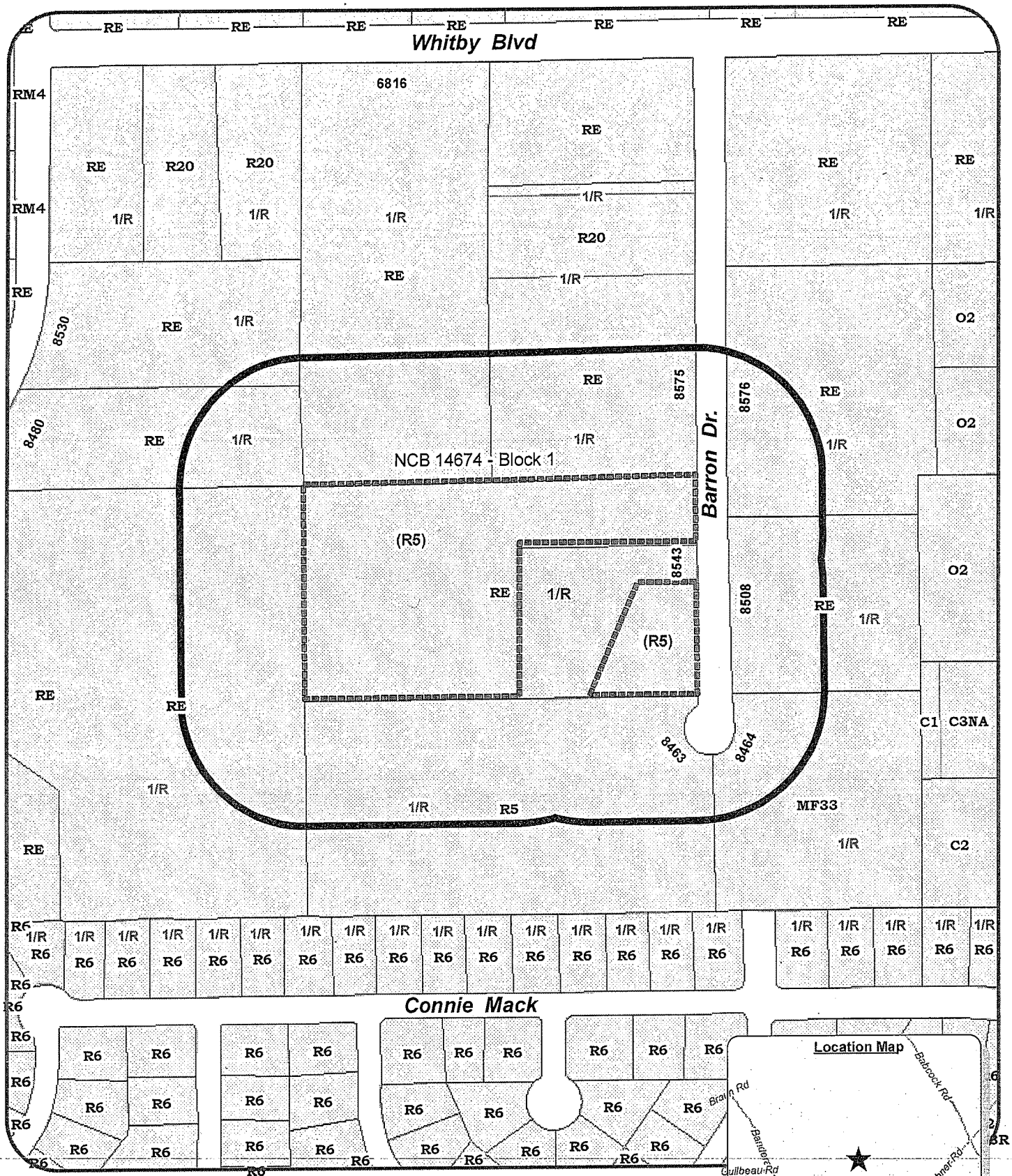
Staff Recommendation:

Approval

The subject property is located on the City's east side and consists of four abutting parcels. The area for rezoning has frontage on Interstate Highway IH-35 North Access Road to the west and it comprises 0.986-acre of undeveloped land. The subject property is currently zoned "R-6" Residential Single-Family District. Adjacent property to the north is zoned "C-3" General Commercial District and currently it is vacant. The property to the northeast is zoned "I-1" General Industrial District and is occupied by a church. The property to the east is zoned "R-6" and it is vacant. The property to the south is reserved for a right-of-way easement. The existing "R-6" zoning on the subject property converted from "R-1" with the adoption of the 2001 Unified Development Code. This area was annexed on December 26, 1972.

The applicant is requesting "C-3" General Commercial District to be able to develop this area with a hotel. This portion of IH-35 North is preferred by many other hotel developers and there are currently six other hotels located within half a mile each direction on the same side of the expressway. The requested commercial district is a regional district most appropriate at the intersections of major thoroughfares and along the frontages of super arterials and expressways. Given the property's location, the amount of existing commercial zoning and similar uses in place, the uses allowed by this district would be consistent and compatible with the existing and likely future uses along the Interstate Highway IH-35 North corridor.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

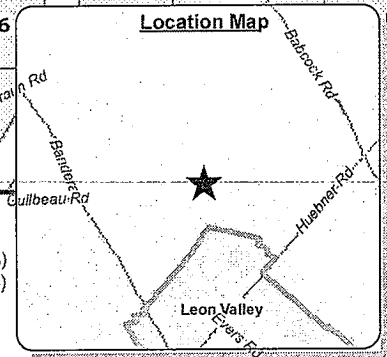
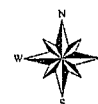
Case Z2008-268

Council District 7

Scale: 1" approx. = 200'

Subject Property Legal Description(s): 4.099 acres out of Lot 25, Block 1, NCB 14674

Legend	
Subject Property	----- (3.355 acres)
200' Notification Buffer	----- (0.549 acres)
Current Zoning	RE
Requested Zoning Change	(R5)
100-Year FEMA Floodplain	-----



City of San Antonio
Planning - Development Services Dept.
09/22/2008
D. E. Castillo

CASE NO: Z2008268

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Council District: 7

Ferguson Map: 548 A7

Applicant Name:

Roy L. Martin & Associates Partners, Ltd.

Owner Name:

Roy L. Martin & Associates Partners, Ltd.

Zoning Request: From "RE" Residential Estate District to "R-5" Residential Single-Family District.

Property Location: 4.099 acres out of Lot 25, Block 1, NCB 14674

8500 Block of Barron Drive

On the west side of Barron Drive, south of Whitby Boulevard

Proposal: To allow single-family dwellings

Neigh. Assoc. Alamo Farmstead-Babcock Road Neighborhood Association

Neigh. Plan Huebner/Leon Creek Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

The request conforms to the existing Land Use Plan and will not require a Plan Amendment. The Huebner/Leon Creek Community Plan calls for Low Density Residential at this location, being primarily composed of single-family houses on individual lots. Although the request is consistent with the Land Use Plan map, it is inconsistent with Plan objectives that promote large lot single family developments. The Rural Estate "RE" district is the designation for a low-density residential use on a lot that is a minimum of one acre. The "R-5" Residential Single-Family District is the designation for single-family residential uses with a minimum lot size of 5,000 square feet. The proposed number of units for the subject property is out of character with the existing development pattern of the area.

Denial

The "R-5" Residential Single-Family District is not appropriate considering the Huebner/Leon Creek Community Plan. The subject property is located in northwest San Antonio, on the west side of Barron Drive, totals approximately 4.099 acres and is currently undeveloped. The zoning request is for a change from "RE" Residential Estate District to "R-5" Residential Single-Family District on a 3.550 and a .5490 of an acre of land within the 4.099 acres. The property was annexed in December 26, 1972. After annexation, the subject property was zoned Temporary "R-1" Single-Family Residence District, which then converted to "R-6" Residential Single-Family District upon the adoption of the 2001 Unified Development Code. In August 23, 2001, the property was rezoned to "RE" Residential Estate District, as part of a large-area rezoning. Surrounding zoning includes "RE" Residential Estate District to the north, west and across Barron Drive to the east with "R-5" Residential Single-Family District to the south. Surrounding land uses include single-family dwellings to the north, west, south and across Barron Drive to the east.

The applicant has applied for "R-5" Residential Single-Family District in order to develop a single-family development. The calculation for 4.099 acres proposed for the "R-5" Residential Single-Family District would allow a potential of 36 single-family dwellings. The applicant is proposing a single-family development that would consist of 18 single-family dwellings. The "RE" Residential Estate District was approved in 2001, to ensure that any proposed development is compatible in their use, character and size to the site and the surrounding areas. The applicant's request for a higher intensity residential use would not directly serve the community and would have a negative impact on the abutting residential uses.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008268

Address: 8543 Barron Drive

Existing Zoning: RE

Requested Zoning: R-5

Registered Neighborhood Association(s): Alamo Farmsteads-Babcock Road Neighborhood Association

Neighborhood/Community/Perimeter Plan: Huebner/Leon Creeks Community Plan

Future Land Use for the site: Low Density Residential

Analysis: The request is for a zoning change on two lots within a larger tract located at 8543 Barron Drive. The current zoning for the parcel as a whole is RE. The request is for a change from RE to R-5 on a 3.550 lot and a .5490 lot within the large tract of land. The subject lots are surrounded by RE zoning to the north, east and west, and the parcel to the south is zoned R-5. The character of the area in which the subject tract is located is that of large-lot single family homes.

The future land use designation for the subject property is Low Density Residential. This land use category is composed of single-family houses on individual lots. Accessory dwelling units are allowed however the roof pitch, siding and widow proportions should be identical to the principal residence to maintain community character. Low density residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and schools (p. 23).

R-5 zoning corresponds to the designated low-density residential land use, however, the number of units the applicant is proposing is wholly inconsistent with the surrounding development pattern of large-lot, single-family residences. In the Heart of the Neighborhood chapter of the Plan, Action Step 1.3.1 addresses maintaining a low density development pattern by promoting "large lot, single family zoning (i.e. 20, 000 s/f of 1-acre minimum) and large buffer yards between existing large lot single family developments and commercial uses through creation of a Neighborhood Conservation District" (p. 18). The proposal for 18 single-family lots on the subject property is inappropriate and out of character for the area.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☐ Approval

☒ Denial

☐ Alternate Recommendation

Although the request is consistent with the Land Use Plan map, it is inconsistent with Plan objectives that promote large lot single family developments. The proposed number of units for the subject property is out of character with the existing development pattern of the area.

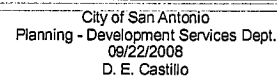
Reviewer: Andrea Gilles

Title: Senior Management Analyst

Date: 09/10/2008

Manager Review: Nina Nixon-Mendez

Date: 09/25/2008



CASE NO: Z2008269 CD

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Council District: 3

Ferguson Map: 682 D3

Applicant Name:

Jorge A. Flores

Owner Name:

Jorge A. Flores

Zoning Request: From "R-6" Residential Single Family District to "C-2 CD" (CD-Auto and Light Truck Repair) Commercial District with a Conditional Use for Auto and Light Truck Repair.

Property Location: The north 50 feet of Lot 168, Block 15, NCB 11111

335 Moursund Blvd.

On the west side of Moursund Boulevard, north of Gillette Boulevard

Proposal: To allow an auto repair facility

Neigh. Assoc. Kingsborough Ridge Neighborhood Association is within 200 feet

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Denial.

The subject property is located on the west side of Moursund Boulevard, north of East Gillette Boulevard. Due to the proximity of the subject property to the Stinson Municipal Airport, this application was reviewed by the Aviation Department. The subject property is outside of the noise contours, and the requested commercial zoning district is compatible with Federal Aviation Regulation Part 150. The property is approximately 0.49 acres of undeveloped land that was annexed in September 1952, per ordinance 18115. The subject property was originally zoned "B" Residence District. In 1987, as part of a city initiated large-area rezoning case, the property was rezoned to "R-1" Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to the current "R-6" Residential Single-Family District. Surrounding zoning includes a mix of "MF-33" Multi-Family District, "C-2NA" Commercial Nonalcoholic Sales District, "C-2" Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, and "C-3R" Restricted Commercial District, which exists at the intersections of Moursund Boulevard at East Gillette and Baetz Boulevards. Other surrounding zoning includes "R-6" to the north, south, east, and west; with a few Conditional Uses for 2-dwelling units, and one parcel of "RM-4" Residential Mixed District. Surrounding land uses include a karate school, pool hall, transmission shop, apartments, and multiple vacant commercial properties near the intersections of Moursund Boulevard at East Gillette and Baetz Boulevards. Other surrounding land uses consist primarily of single-family homes and vacant residential lots.

The applicant requests "C-2 CD" (CD-Auto and Light Truck Repair) Commercial District with a Conditional Use for Auto and Light Truck Repair. Staff finds the request to be inappropriate given the location of the subject property and the surrounding land uses. Although there are a number of commercially zoned lots in the area, most are appropriately located at intersections. The subject property is located away from the intersection, abutting and adjacent to established residential uses. Many of the surrounding commercial lots are currently vacant. Staff believes the area would be better served through the redevelopment of existing commercial lots, rather than creating additional commercial properties. Furthermore, the subject property is not well suited for commercial development. The lot is 50-feet wide, by 435-feet deep. Should the requested zoning be

CASE NO: Z2008269 CD

Final Staff Recommendation - Zoning Commission

approved, a "Type B" 15-foot landscape buffer would be required where the subject property abuts residential zoning or uses; thus limiting construction to a narrow portion of the lot.

CASE MANAGER : Micah Diaz 207-5876

CITY OF SAN ANTONIO
AVIATION DEPARTMENT
Interdepartmental Correspondence Sheet

TO: Leslie Zavala, Development Services Department

FROM: Jerry Rankin

COPIES TO: City of San Antonio Zoning Commissioners

SUBJECT: Zoning Case Z2008269


DATE: September 16, 2008

The Aviation Department is in receipt of your request to review zoning case Z2008269.

This property located at 335 Moursund and is less than 1.54 mile southwest of runway 9, which is one of the primary runways for Stinson Municipal Airport. The property listed as Lot 168 Block 15 NCB 11111 is located outside the noise contours. The zoning request change to primary "C-3" commercial meets the usage of compatible land as prescribed by Federal Aviation Regulation Part 150.

In addition, this zoning change request is subject to the restrictions of the airport zoning ordinances. The maximum height of any proposed structure or building within this area will be limited in height in accordance with the provisions of the ordinance.

If there are any questions, feel free to call me at the Noise Mitigation office at 207-3471.


Jerry Rankin
Noise Mitigation

CASE NO: Z2008270

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Council District: 2

Ferguson Map: 652 3D

Applicant Name:

Owner Name:

David and Margaret Moreno

David and Margaret Moreno

Zoning Request: From "R-5" Residential Single Family District to "C-3NA" Commercial District, Nonalcoholic Sales.

Property Location: 0.907 acres out of NCB 10780

2518 S. W. W. White Road

On the east side of W. W. White Road, between Mary Helen Drive and Irene Drive

Proposal: To allow for auto sales

Neigh. Assoc. Lower Southeast Side Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis report is not required.

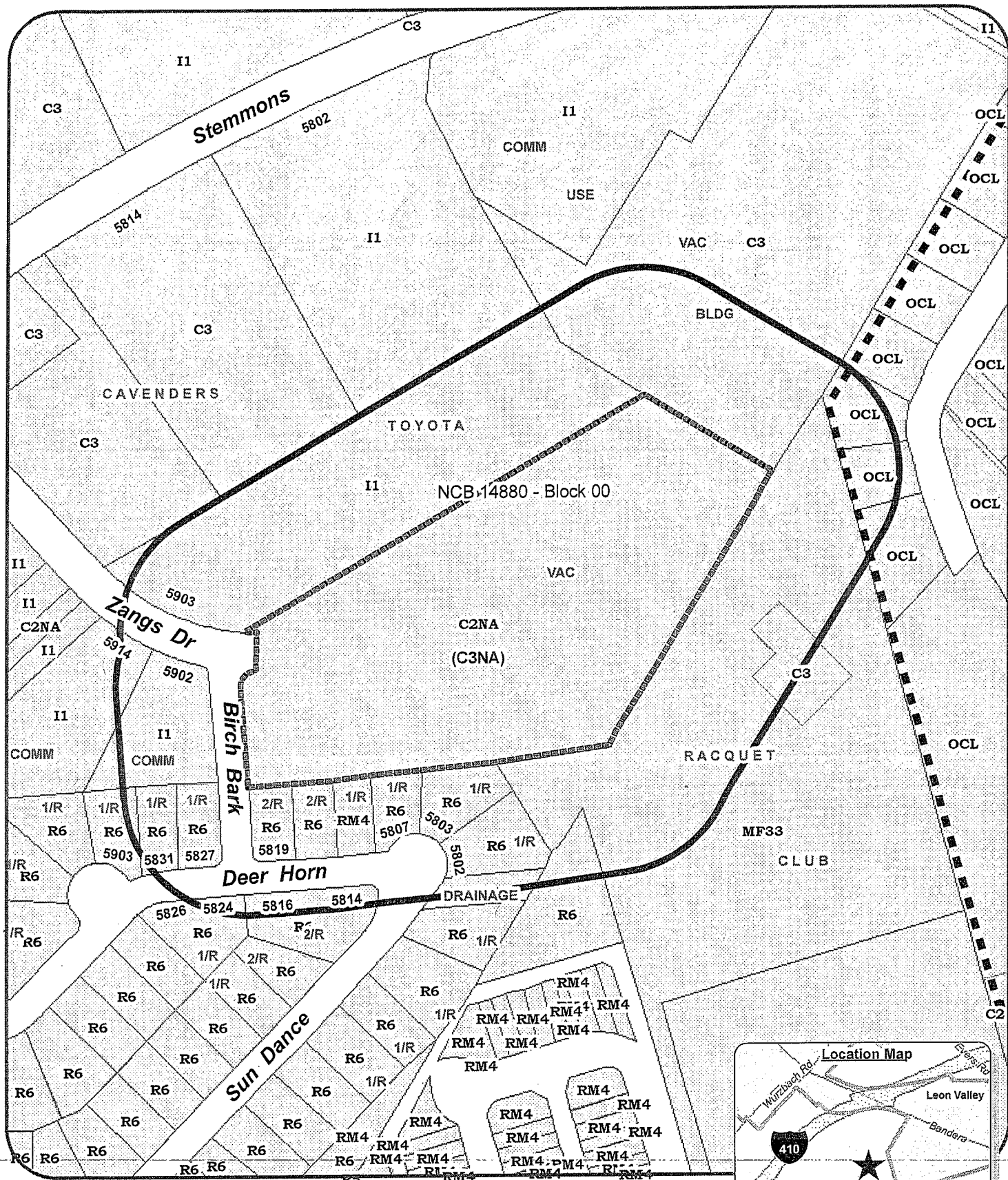
Staff Recommendation:

Denial.

The subject property is located on the east side of W. W. White Road, approximately 200 feet south of the intersection of W. W. White Road and Sinclair Road. This parcel is on the east side of the City of San Antonio. This 0.907-acre parcel is developed with a single family residence and is zoned "R-5". Adjacent property to the north is zoned "R-5" and developed with a single-family residential structure. The property to the west, across from W. W. White Road, is zoned "R-5" and occupied by a single-family residential use. The property to the south is zoned "C-3 NA" and occupied by a vacant restaurant. The property to the east is zoned "I-1" General Industrial District is occupied by an industrial use. The existing "R-5" zoning on the subject property converted from "A" district with the adoption of the current Unified Development Code in 2001. W. W. White Road is a Primary Arterial "Type A".

The applicant is requesting "C-3 NA" General Commercial, Nonalcoholic Sales District to allow for auto sales. The requested commercial district is a regional district most appropriate at the intersections of major thoroughfares and along the frontages of super arterials and expressways. Even though there are parcels with "C-3" zoning in the vicinity, there are many underutilized commercial lots available for development in the immediate area. A "C-3" use would not be appropriate for this parcel. It would encourage further strip commercialization of the highest intensity along W. W. White Road.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z2008272 CD

Council District 7

Scale: 1" approx. = 200'

Subject Property Legal Description(s): 7.003 acres out of NCB 14880 Bk 00

Legend

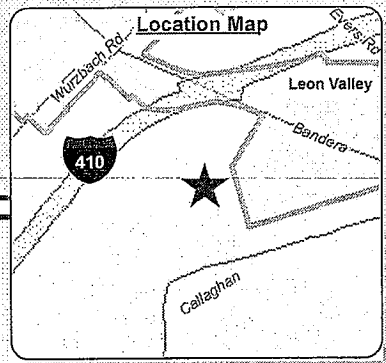
Subject Property (7.003 acres)

200' Notification Buffer

Current Zoning C2NA

Requested Zoning Change (C3NA)

100-Year FEMA Floodplain



City of San Antonio
Planning - Development Services Dept.
09/22/2008
D. E. Castillo

CASE NO: Z2008272 CD

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Council District: 7

Ferguson Map: 580 C5

Applicant Name:
Cavender Holding, Ltd.

Owner Name:
FPC Holding Co

Zoning Request: From "C-2 NA" Commercial, Nonalcoholic Sales District to "C-3NA CD" General Commercial, Nonalcoholic Sales District with a Conditional Use for Vehicle Storage.

Property Location: 7.003 acres out of NCB 14880

Approximate 6000 Block of Zangs Drive

East of Birch Bark and the terminus of Zangs Drive

Proposal: To allow for the expansion of the vehicle maintenance operation and for the additional storage of vehicles for the existing dealership to the north.

Neigh. Assoc. Thunderbird Hills Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) report is not required.

Staff Recommendation:

Approval with Conditions

The subject property was annexed in 1971, totals approximately 7.003 acres and is currently undeveloped. The subject property was zoned "B-2 NA S" Business, Nonalcoholic Sales District with a Specific Use Authorization for a Charter School, which was approved by the City Council on September 28, 2000 (Ordinance #92614.) Upon adoption of the 2001 Unified Development Code, the existing C-2 NA zoning converted from the previous B-2 NA S zoning.

Property to the north of the subject property is zoned "I-1" General Industrial District and "C-3" General Commercial District. Property to the east is zoned "C-3" General Commercial District and "MF-33" Multi-family District. "I-1" General Industrial District zoning exists to the west of the subject property and property to the south is zoned "R-6 Residential Single-family District and "RM-4" Residential Mixed District. Land uses immediately adjacent to the proposed development consist of an auto repair and vehicle storage facility to the north and an athletic club to the east. There are various industrial uses to the west of the subject property along Zangs Drive and residential uses to the south.

The applicant has applied for C-3 NA with a conditional use for vehicle storage in order to allow for the expansion of the vehicle maintenance operation and for the additional storage of vehicles for the existing dealership to the north. The application of a conditional use provides an opportunity to limit the impact of the proposed use on the surrounding properties; specifically the residential property located to the south. Given the industrial character of the surrounding area and considering the close proximity of Loop 410 just over one thousand feet to the north, staff believes this request is appropriate for the subject property. Should the Zoning Commission recommend approval, staff recommends the following conditions:

1. A 100-foot natural landscape buffer shall be maintained along the property line that abuts residential uses;
2. A 150-foot building setback shall be maintained along the property line that abuts residential uses;
3. Commercial access to the subject property shall be limited to Zangs Drive. No commercial access shall be allowed via Birch Bark.
4. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using

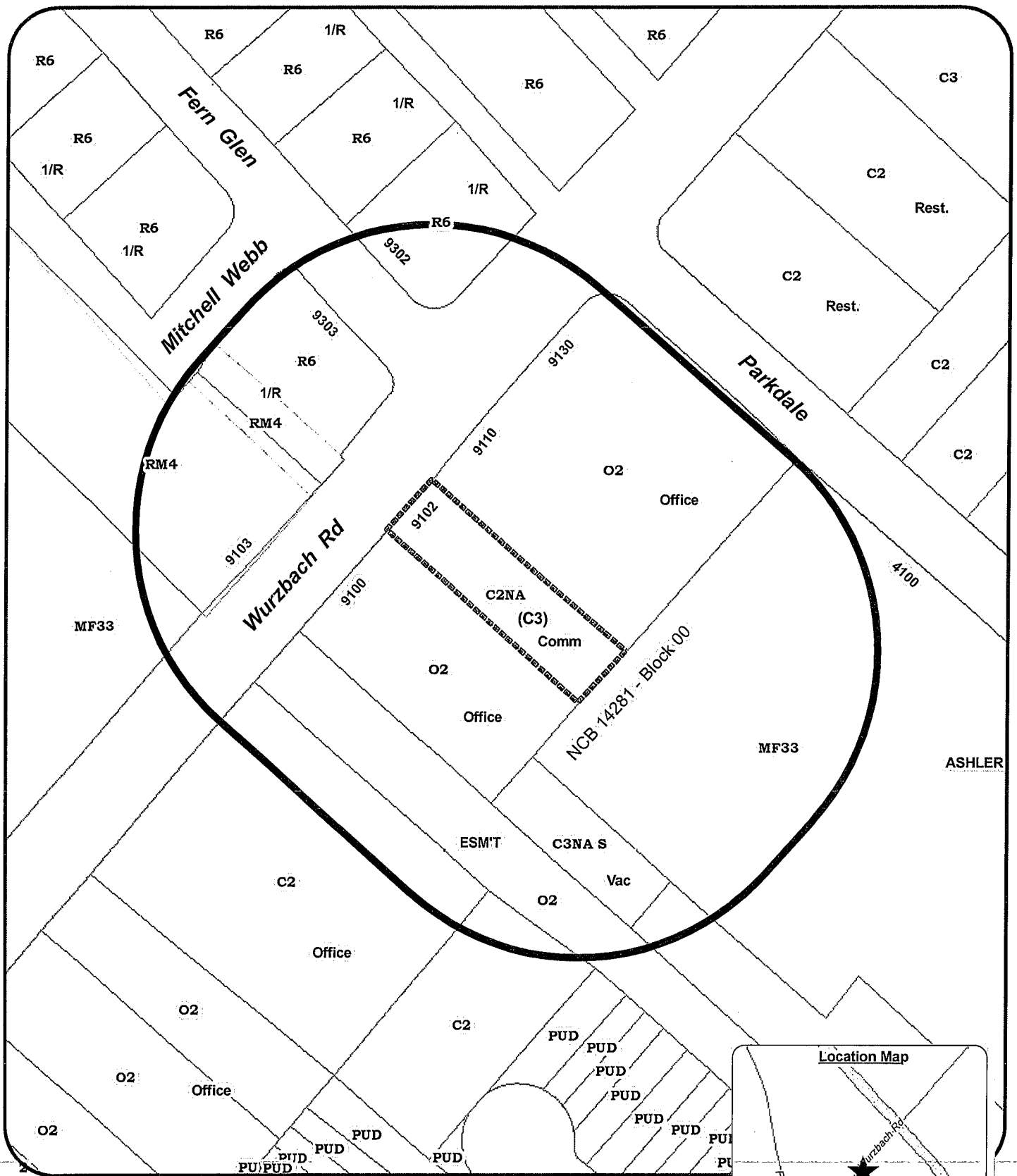
CASE NO: Z2008272 CD

Final Staff Recommendation - Zoning Commission

90 degree or less cut-off fixtures.

The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but, due to individual site considerations, or unique development requirements, may be compatible with adjacent land uses under given conditions. The applicant will have to comply with all current site development standards to receive a building permit, which include parking, landscaping, exterior lighting and the issuance of other supplemental permits.

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z2008-273

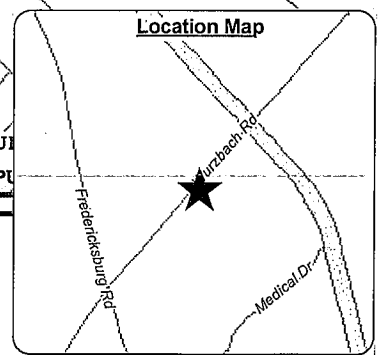
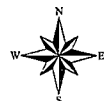
Council District 8

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot 2 NCB 14281 Blk 1

Legend

Subject Property	===== (0.29 acres)
200' Notification Buffer	—————
Current Zoning	C2NA
Requested Zoning Change	(C3)
100-Year FEMA Floodplain	—————



City of San Antonio
Planning - Development Services Dept.
09/22/2008
D. E. Castillo

CASE NO: Z2008273

Final Staff Recommendation - Zoning Commission

Date: October 07, 2008

Council District: 8

Ferguson Map: 549 B6

Applicant Name:

Jerry Arredondo

Owner Name:

James W. Barnes

Zoning Request: From "C-2NA" Commercial Nonalcoholic Sales District to "C-3" General Commercial District.

Property Location: Southeast 65 feet of Lot 2, Block 1, NCB 14281

9102 Wurzbach Road

On the south side of Wurzbach Road, across from Fern Glen Street

Proposal: To allow for auto sales

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial of "C-3", recommending "C-2 CD"

The subject property is located on the northwest side of the City. This 0.291-acre developed parcel is situated on the south side of Wurzbach Road, approximately 60 feet away from the intersection of Fern Glen Street and Wurzbach Road. The parcel proposed for rezoning has frontage on Wurzbach Road and is currently occupied by a vacant commercial structure. The subject property's current "C-2 NA" zoning district was converted from "B-2 NA" zoning district upon the adoption of the current Unified Development Code in 2001. Abutting properties to the northeast and to the southwest are zoned "O-2" Office District and occupied by office buildings. Property to the southeast is zoned "MF-33" and occupied by apartments. Property to the northwest, across from Wurzbach Road, is zoned "RM-4" and "R-6" and occupied by a single-family structure. Wurzbach Road is a Secondary Arterial "Type A" on the City's Major Thoroughfare Plan. This area was annexed into the City on December 26, 1972.

The applicant is requesting a "C-3" General Commercial District to be able to sell automobiles on this parcel. The requested commercial district is a regional district most appropriate at the intersections of major thoroughfares and along the frontages of super arterials and expressways. Given the property's location, the amount of existing community commercial oriented zoning in place and the development trends of moderate intensity of commerce, office and residential uses in the vicinity, the uses allowed by the requested zoning district would not be compatible with the existing and likely future uses along Wurzbach Road. Considering the limited size of this lot, a conditional use for an automobile sales business can be acceptable for this location. Staff finds a "C-2 CD" (CD-Automobile Sales) zoning district would be the more appropriate zoning district.

CASE MANAGER : John Osten 207-2187